



31 Westfield Avenue, Scarborough, YO12 6DG
Price Guide £325,000

CPH

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM SEMI-DETACHED HOME
- TWO RECEPTION ROOMS
- SPACIOUS LOFT/HOBBIES ROOM
- OFF-STREET PARKING AND GARAGE
- GENEROUS LAWNED GARDENS
- CUL-DE-SAC LOCATION ON SCARBOROUGH'S POPULAR NORTH SIDE

Situated within a CUL-DE-SAC on Scarborough's ever popular NORTH SIDE is this WELL PRESENTED, THREE BEDROOM SEMI-DETACHED HOME which benefits from a DOWNSTAIRS WC, a LOFT/HOBBIES ROOM, GENEROUS LAWNED GARDENS, OFF-STREET PARKING and a GARAGE.

The property has been RENOVATED including a re-wire and comprises internally on the ground floor; entrance hallway with built-in storage and stairs to the first floor, a downstairs WC, a bay fronted lounge with a fireplace, a dining room with a fireplace and newly fitted patio doors to the rear gardens and a kitchen fitted with a range of units and a further dining area. To the first floor of the property lies a landing with built-in storage, a bay fronted master bedroom, a double bedroom, a further bedroom and a three-piece suite bathroom. Furthermore, to the attic level lies a boarded loft/hobbies room. Externally, to the front of the property lies a forecourt which provides off-street parking and access to the garage. To the rear of the property lies generous, attractive lawned garden.

Being located on the North Side of Scarborough the property affords excellent access to a supermarket, public house/restaurant, golf course as well as Scarborough's North Bay, the beach and excellent coastal walks along the Cleveland Way. The property is within the catchment area for a variety of well regarded primary and secondary schools.

Early internal viewing is a MUST and can be arranged via our friendly team in the office on 01723 352235 or by visiting our website www.cphproperty.co.uk





ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

12'1" x 5'10" max

Downstairs WC

Lounge

13'1" max x 11'9" max into bay

Dining Room

17'0" x 10'5" max

Kitchen/Dining Area

21'3" x 9'6" max

FIRST FLOOR

Landing

8'6" max x 8'2" max

Bedroom One

13'1" max into wardrobes x 12'5" max into bay

Bedroom Two

11'5" x 10'5" max

Bedroom Three

7'10" x 5'10"

Bathroom

8'6" x 5'6"

Details Prepared

TLPF/260325



Interested? Get in touch:

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA - 1062 sq.ft. (98.6 sq.m.) approx.

