



77 Peasholm Drive, Scarborough YO12 7NA
Asking Price £395,000

CPH

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- FIVE BEDROOM DETACHED HOUSE
- SUBSTANTIAL PLOT WITH WRAP AROUND GARDENS & YARD
- OFF-STREET PARKING & GARAGE
- POPULAR PEASHOLM LOCATION WITHIN WALKING DISTANCE OF TOWN & NORTH BAY
- NO ONWARD CHAIN
- FANTASTIC OPPORTUNITY TO CREATE YOUR DREAM HOME

Located in the sought-after Peasholm Drive area of Scarborough, this substantial detached house presents an excellent opportunity for those looking to create their dream home. Boasting five spacious bedrooms and three inviting reception rooms, this property offers ample space for family living and entertaining.

Set on a generous plot, the house is surrounded by wrap-around gardens, providing a tranquil outdoor space to enjoy. The sun room is a delightful feature, perfect for soaking up the sun or enjoying a peaceful moment by the pond. Additionally, the property includes a garage and a driveway, ensuring convenient parking and storage options.

While the house is in need of modernisation throughout, it offers a blank canvas for buyers to personalise and enhance according to their tastes. The potential to transform this property into a stunning family home is immense.

Located within walking distance of the beautiful North Bay and the vibrant town centre, this home is ideally situated for those who appreciate both nature and convenience. With no onward chain, this property is ready for a new owner to make it their own. Don't miss the chance to explore the possibilities that await in this charming Scarborough residence.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Sitting Room 1
14'9" x 14'9" max

Sitting Room 2
14'9" x 14'9" max

Dining Room
14'9" x 11'5" max

Kitchen
16'4" x 11'1" max

FIRST FLOOR

Bedroom 1
14'9" x 14'9" max

Bedroom 2
14'9" x 14'9" max

Bedroom 3
14'9" x 11'5" max

Bedroom 4
11'5" x 7'10" max

Bedroom 5/Office
6'6" x 5'6" max

Bathroom
7'10" x 7'10" max

Externally

This property benefits from being set on a large plot with wrap around gardens laid mainly to lawn with a feature sun room/conservatory and pond. To the rear of the property you will find a single garage and driveway with a further rear yard.

Details Prepared
AB230425



Interested? Get in touch:

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Scarborough YO11 1DY
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www.cphproperty.co.uk

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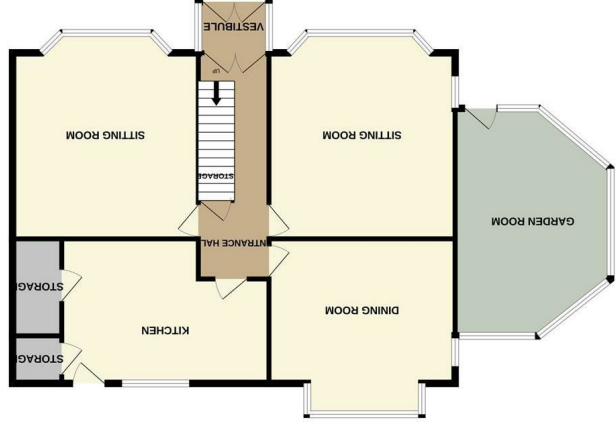
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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

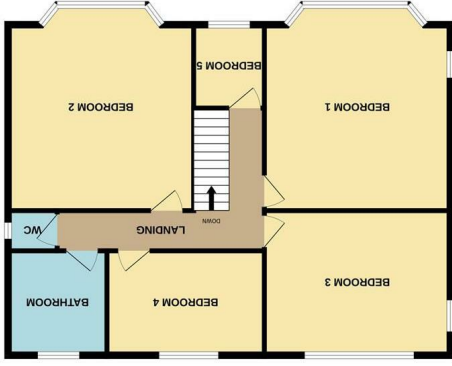


England & Wales		
EU Directive 2002/91/EC		
	Very energy efficient - lower running costs	(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
	Not energy efficient - higher running costs	(1-20) G
Very environmentally friendly - lower CO ₂ emissions		
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GROUND FLOOR (110.5 sq.m.) approx.



1ST FLOOR (88.1 sq.m.) approx.

