



35 Westfield Avenue, Scarborough YO12 6DG
Offers Over £275,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- FOUR DOUBLE BEDROOM EXTENDED SEMI-DETACHED HOUSE
- EXTENSIVE GARDENS, GARAGE & OFF-STREET PARKING
- POPULAR NORTH SIDE CUL DE SAC LOCATION
- NO ONWARD CHAIN
- MODERNISATION OPPORTUNITY

Set in the desirable North Side of Scarborough, this extended semi-detached house on Westfield Avenue presents an excellent opportunity for those seeking a spacious family home. Boasting four generous double bedrooms, this property is perfect for families or those looking for extra space. The two reception rooms provide ample living areas, ideal for both relaxation and entertaining.

The extensive rear garden is a standout feature, offering a tranquil retreat that backs onto the picturesque North Cliff Golf Course. This setting not only provides a beautiful view but also ensures a peaceful atmosphere. Additionally, the property is conveniently located within walking distance to the stunning North Bay and the charming Peasholm Park, making it an ideal spot for outdoor enthusiasts.

With off-street parking for up to three vehicles and a garage, this home caters to the practical needs of modern living. The property is situated within the Scalby School catchment area, making it a great choice for families with school-aged children.

While the house is in need of modernisation throughout, it presents a blank canvas for buyers to create their dream home. With no onward chain, this property is ready for a new owner to make it their own. Whether you are looking to invest or settle down in a vibrant community, this semi-detached house offers a fantastic opportunity in a sought-after location.

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





ACCOMMODATION

GROUND FLOOR

Lounge/Diner
21'7" x 12'9" max

Kitchen
8'2" x 12'1" max

FIRST FLOOR

Bedroom 1
10'2" x 12'9" max

Bedroom 2
10'5" x 11'5" max

Bedroom 3
10'5" x 9'2" max

Bedroom 4
14'1" x 8'6" max

Bathroom
4'11" x 5'6" max

W/C
2'7" x 5'6" max

Externally

To the front of the property lies a lawned front garden and driveway for up to three vehicles leading to a single garage. To the rear of the property you will find a large rear garden which backs on to North Cliff Golf Course.

Details Prepared
AB280425



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



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
Energy Efficiency Rating		
Current	Potential	

England & Wales		
EU Directive 2002/91/EC		
	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
	Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Environmental Impact (CO ₂) Rating		
Current	Potential	

