



15 Whin Bank, Scarborough YO12 5LD
Offers In The Region Of £310,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Beautifully presented Detached Family Home
- Generous Lounge, Dining room and Modern Kitchen with Dining area
- Four well proportioned Bedrooms and modern house bathroom
- Set on an enviable plot with gardens to Three sides
- Off street parking and Garage
- Must be viewed to appreciate the property on offer

Nestled in the charming area of Whin Bank, Scarborough, this delightful four-bedroom house presents an excellent opportunity for families or those seeking a spacious home. The property boasts a generous layout, providing ample room for both relaxation and entertaining.

As you step inside, you will be greeted by a warm and inviting atmosphere, with well-proportioned rooms that are filled with natural light. The living areas are designed for comfort, making it the perfect space to unwind after a long day. The kitchen is functional and offers plenty of space for culinary adventures, ideal for family meals or gatherings with friends.

The four bedrooms are thoughtfully arranged, providing privacy and comfort for all family members or guests. Each room offers a unique charm, allowing for personalisation to suit your style. The property also benefits from outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. The property also benefits from Off street parking and a garage and is gas heated and Double glazed.



Located in the desirable Whin Bank area, residents will appreciate the convenience of nearby amenities, including shops, schools, and parks. Scarborough's beautiful coastline and vibrant town centre are just a short distance away, offering a variety of leisure activities and attractions.

This house is not just a property; it is a place where memories can be made. With its ideal location and spacious living, it is a wonderful opportunity for anyone looking to settle in this picturesque part of Yorkshire. Do not miss the chance to make this house your home.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
19'3" x 11'8"

DINING ROOM
13'1" x 11'1"

DINING AREA
13'1" x 10'2"

KITCHEN
11'1" x 8'10"

CLOAKROOM

FIRST FLOOR

LANDING

BEDROOM
11'5" x 11'5"

BEDROOM
11'1" x 11'1"

BEDROOM
11'5" x 7'6"

BEDROOM
8'10" x 5'10"

BATHROOM
7'2" x 5'10"

WC

GARAGE

GARDENS

Gardens to three sides mainly laid to lawn with a paved patio, attached garage and off street parking.

COUNCIL TAX AND EPC

Council tax band - D

EPC - 52 e

DETAILS PREPARED BY/ DATE

GV 01/05/25

Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

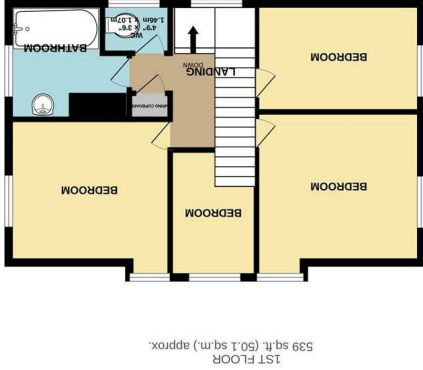
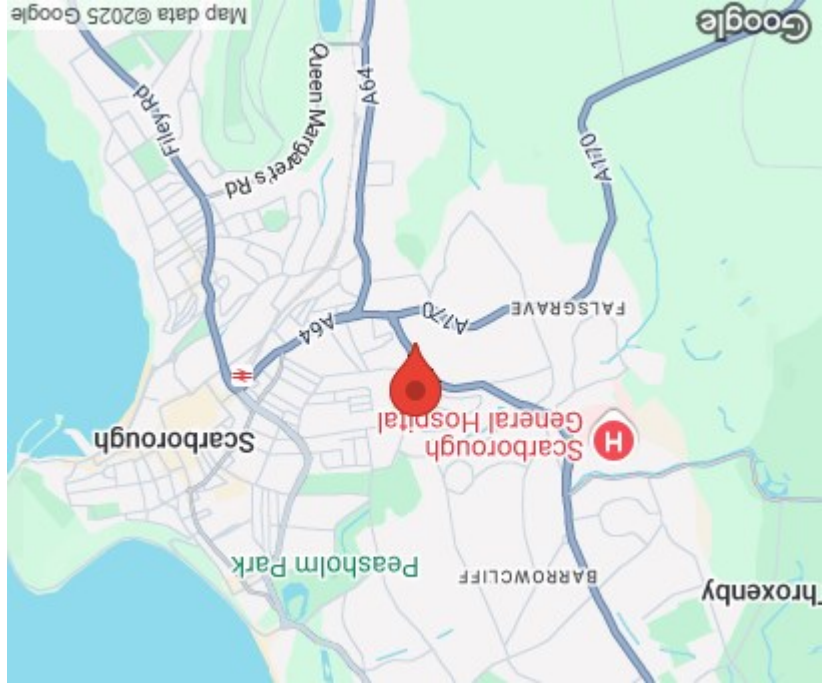
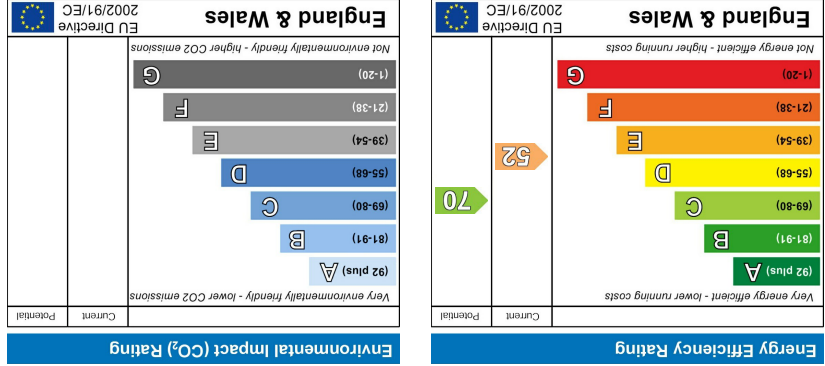
t. 01723 352235

e. sales@cphproperty.co.uk

www.cphproperty.co.uk

CPH

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operating or efficiency can be given.

Made with Metropix ©2025