



24 Grange Avenue, Scarborough YO12 4AA
Offers In The Region Of £240,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Well presented Mid Terraced Victorian Family House
- Three bedrooms, study and Attic Room
- Generous through lounge and modern Dining Kitchen
- Pleasant rear courtyard and Off street parking
- Viewing highly recommended

Nestled on Grange Avenue in the charming coastal town of Scarborough, this well-presented mid-terraced Victorian family house offers a delightful blend of character and modern living. With three spacious bedrooms, this property is perfect for families or those seeking extra space.

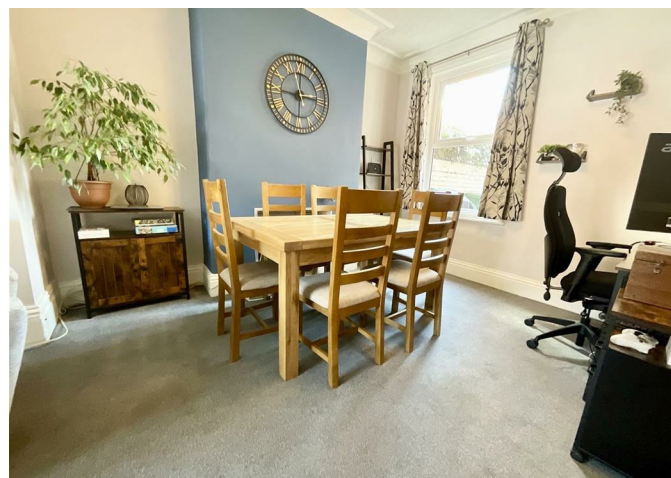
As you enter, you are welcomed by a generous through lounge that exudes warmth and comfort, making it an ideal space for relaxation or entertaining guests. The modern dining kitchen is both stylish and functional, providing a wonderful area for family meals and gatherings.

In addition to the three bedrooms, the property features a study, which is perfect for those who work from home or require a quiet space for reading and study. The attic room adds further versatility, offering potential for additional storage or a creative space.

Step outside to discover a pleasant rear courtyard, perfect for enjoying the fresh air or hosting summer barbecues. The added benefit of off-street parking ensures convenience in this bustling area.

This Victorian gem combines traditional charm with contemporary comforts, making it a must-see for anyone looking to settle in Scarborough. Don't miss the opportunity to make this lovely house your new home.

Call our friendly team today on 01723 352235 to arrange your property viewing.





Accommodation

Entrance Vestibule

Entrance Hall

Lounge area (open plan to dining area)
14'5" x 13'5"

Dining Room (open plan with lounge area)
12'5" x 12'1"

Kitchen Diner
16'8" x 10'9"

Utility/ WC
10'2" x 3'7"

Courtyard
30'2" x 14'1"

First Floor landing
24'7" x 5'10" max

Bedroom One
12'5" x 11'5"

Bedroom Two
12'5" x 11'5"

Bedroom Three
10'9" x 10'9"

Bathroom
6'10" x 5'10"

WC

Study
9'6" x 5'10"

Attic Room
17'8" x 15'1"

Tenure
FREEHOLD

EPC and Council Tax

EPC - 67 D

Council tax -B

Details prepared by/ Date
GV 03/05/25



Interested? Get in touch:

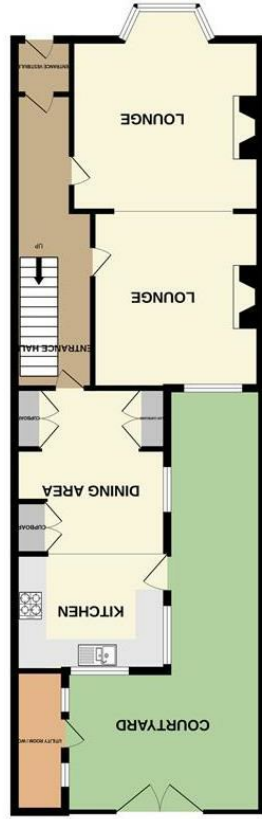
19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

CPH



CPH Property Services
19 St.Thomas Street, Scarborough YO11 1DY
e.sales@cphproperty.co.uk | cphproperty.co.uk

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