



56 Mayville Avenue, Scarborough YO12 7NP
Offers In The Region Of £185,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Well presented Terraced House
- Bay fronted Lounge and Kitchen Diner
- Three bedrooms
- Gas heated and Double glazed
- Rear Yard
- Viewing highly recommended

+++Occupying a desirable PEASHOLM location is this Well presented THREE BEDROOM MID-TERRACE HOME which benefits from a generous lounge, Kitchen Diner and a handy rear yard. +++

Briefly the property comprises: entrance vestibule/hall with stairs to the first floor, a bay fronted lounge, a separate a kitchen diner featuring a modern kitchen fitted with a range of matching wall/base units and a door to the rear yard. To the first floor lies a landing, two double bedrooms, a further bedroom and a three-piece bathroom suite. Externally, to the rear of the property lies a handy yard area with garden shed. The property also benefits from gas heating and double glazing.

Being centrally located the property affords excellent access to a wide range of local amenities as well as being within close proximity to Scarborough's main attractions including Peasholm Park, The North Bay, local eateries and drinking establishments and the Town Centre.

Internal viewing is highly recommended in order to fully appreciate the space, setting and location that this property has on offer. Contact our experienced and friendly team at CPH today to arrange a viewing on 01723 352235 or visit our website www.cphproperty.co.uk.





Entrance Porch
3'7" x 2'11"

Entrance hall
10'5" x 2'11"

Lounge
13'9" x 11'5"

Kitchen Diner
21'7" max x 11'5" narrowing to 9'10"

First Floor Landing
14'1" x 4'11"

Bedroom One
13'5" x 11'1"

Bedroom Two
11'5" x 9'2"

Bedroom Three
6'10" x 5'10"

Bathroom
9'6" x 3'7"

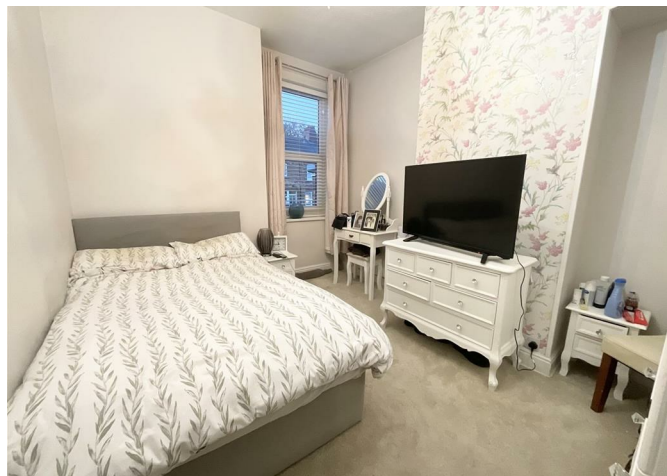
Outside

Tenure

EPC and Council Tax

EPC - 67 D

Council tax - B



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



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is illustrative purposes only and should be used as such for 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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