



20 Holbeck Avenue, Scarborough YO11 2XQ
Offers Over £400,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- FOUR BEDROOM CHARACTERFUL SEMI DETACHED HOME
- EXPANSIVE & MODERN REAR GARDENS
- HOME OFFICE/GYM/HOBBIES ROOM WITH POWER & HEAT
- OFF-STREET PARKING
- TWO BATHROOMS & DOWNSTAIRS WC
- IMMACULATELY PRESENTED THROUGHOUT

Tucked away on the sought-after Holbeck Avenue in Scarborough, this charming semi-detached family home offers a delightful blend of character and modern living. Boasting four generously sized double bedrooms, this property is perfect for families seeking ample space. The home features two inviting reception rooms, two well appointed bathrooms and a downstairs utility and WC providing a warm and welcoming atmosphere for both relaxation and entertaining.

Conveniently located, the property is in close proximity to St Martins Primary School and Scarborough College, making it an ideal choice for families with children. The renowned Esplanade is also nearby, offering beautiful coastal views and leisurely walks.

This turn-key ready home comes with no onward chain, allowing for a smooth transition for the new owners. A standout feature of the property is the versatile home office, gym, or hobbies room, complete with power and heating, catering to a variety of lifestyle needs.

Outside, you will find off-street parking for one vehicle and a Zappi EV car charger, ensuring convenience for you and your guests. The spacious rear garden is easy to maintain, providing a perfect outdoor space for family gatherings or quiet evenings under the stars.

In summary, this characterful family home on the popular south side of Scarborough is a rare find, combining comfort, convenience, and charm. It is an excellent opportunity for those looking to settle in a vibrant community. Don't miss your chance to make this lovely property your new home.

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





ACCOMMODATION

GROUND FLOOR

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

Dining Room
13'1" x 11'5" max

Kitchen
13'1" x 9'10" max

Utility
6'6" x 5'2" max

WC
3'3" x 5'2" max

FIRST FLOOR

Bedroom 1
13'1" x 11'5" max

Bedroom 2
11'9" x 11'5" max

Bedroom 3
13'1" x 9'10" max

Bathroom
8'10" x 5'10" max

SECOND FLOOR

Bedroom 4
13'1" x 9'10" max

Bathroom 2
5'2" x 11'9" max

Externally

To the front of the property lies a beautifully maintained front garden with gated path leading to the front door. To the side of the property lies a shared driveway leading to a private driveway to the rear. To the rear of the property lies an expansive garden with modern paved seating and BBQ area, lawned gardens and vegetable patch to the furthest point. The rear of the property also benefits from having a fully functioning home office/gym/hobbies room which has power and heating.

Details Prepared
AB210525

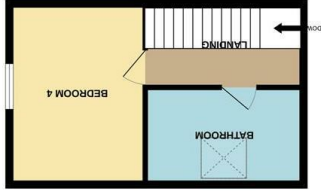
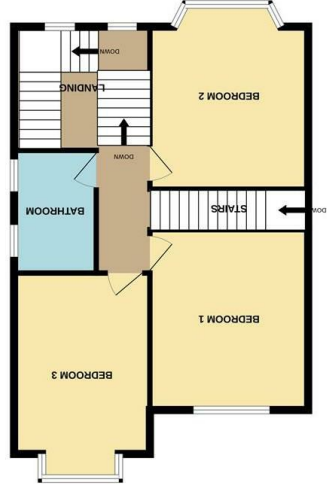
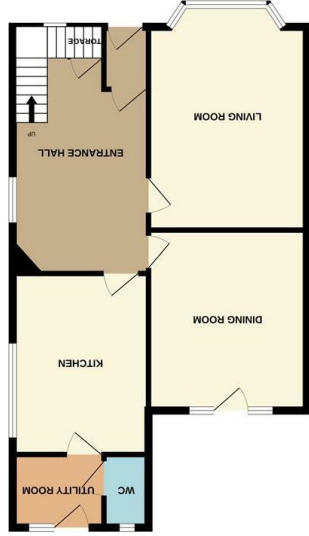


Interested? Get in touch:

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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



While 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 operability or efficiency can be given.
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England & Wales			
EU Directive 2002/91/EC			
		Not energy efficient - higher running costs	
		(1-20)	
		(21-38)	
		(39-54)	
		(55-68)	
		(69-80)	
		(81-91)	
		(92 plus)	
		Very energy efficient - lower running costs	
		(92 plus)	
Energy Efficiency Rating			
EU Directive 2002/91/EC			
		Very energy efficient - lower running costs	
		(92 plus)	
		(81-91)	
		(69-80)	
		(55-68)	
		(39-54)	
		(21-38)	
		(1-20)	
		Not energy efficient - higher running costs	
		(1-20)	