



16 Peasholm Crescent, Scarborough YO12 7QX
Price Guide £250,000

CPH

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- SPACIOUS FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- IN 'IMMACULATE DECORATIVE ORDER' THROUGHOUT
- SET OVER THREE FLOORS WITH UTILITY ROOM & TWO WCS
- SHARED SIDE DRIVEWAY WITH OFF STREET CAR PARKING SPACE
- ENCLOSED LOW-MAINTENANCE REAR GARDENS
- LOCATED WITHIN THE POPULAR PEASHOLM AREA

CPH are delighted to be offering for sale this IMPOSING FOUR BEDROOM SEMI-DETACHED HOME which 'in our opinion' is offered to the market in IMMACULATE DECORATIVE ORDER THROUGHOUT and occupies an excellent setting within Scarborough's ever popular PEASHOLM area. The property is well laid out over THREE FLOORS with a MODERN KITCHEN, GENEROUS LOUNGE THROUGH DINING ROOM, UTILITY, TWO SEPARATE WC'S, OFF-STREET PARKING SPACE and a LOW-MAINTENANCE LANDSCAPED REAR GARDEN.

The living arrangements briefly comprises on the ground floor; welcoming entrance hall with staircase leading to the first floor landing and feature stained glass, a lounge with sliding doors out to the rear gardens and an opening to a bay fronted dining room, a stunning kitchen with a range of matching wall/base units and a utility room. To the first floor lies three bedrooms (two being doubles), a family bathroom suite and separate WC. From the first floor landing lies stairs up to the second floor where a further double bedroom is located, alongside a separate WC. Externally, to the front of the property there is a front garden and shared side driveway providing off-street car parking for one vehicle. To the rear are well-maintained and low-maintenance landscaped gardens.

Being located within the Peasholm area the property affords excellent access to a wide range of amenities and attractions including local shops, mini market, The Open Air Theatre, 'Alpamare' water park, proposed new multiplex cinema, Scarborough's North Bay and the beach not to mention a choice of popular eating and drinking establishments. The property could therefore be of interest to a wide range of buyers, especially families.

Early internal viewing is a must to truly appreciate the space, setting and finish on offer from this beautiful home. To arrange a viewing please call our friendly team in the office on .





ACCOMMODATION:

GROUND FLOOR

Entrance Porch & Hallway

13'1" x 7'6" max

Lounge

15'8" max x 10'9" max

Dining Room

14'1" max x 12'5" max

Kitchen

9'2" x 7'6"

Utility

7'2" x 3'7"

FIRST FLOOR

Landing

10'5" max x 7'6" max

Bedroom One

14'1" max into bay x 10'9"

Bedroom Two

13'5" x 10'9"

Bedroom Three

7'10" x 7'6"

Bathroom

7'6" x 5'2"

Separate WC

4'7" x 2'7"

SECOND FLOOR

Bedroom Four

14'1" max x 12'9" max

Separate WC

6'2" x 2'7"

Details Prepared

TLPF/290525



Interested? Get in touch:

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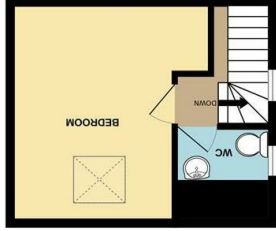
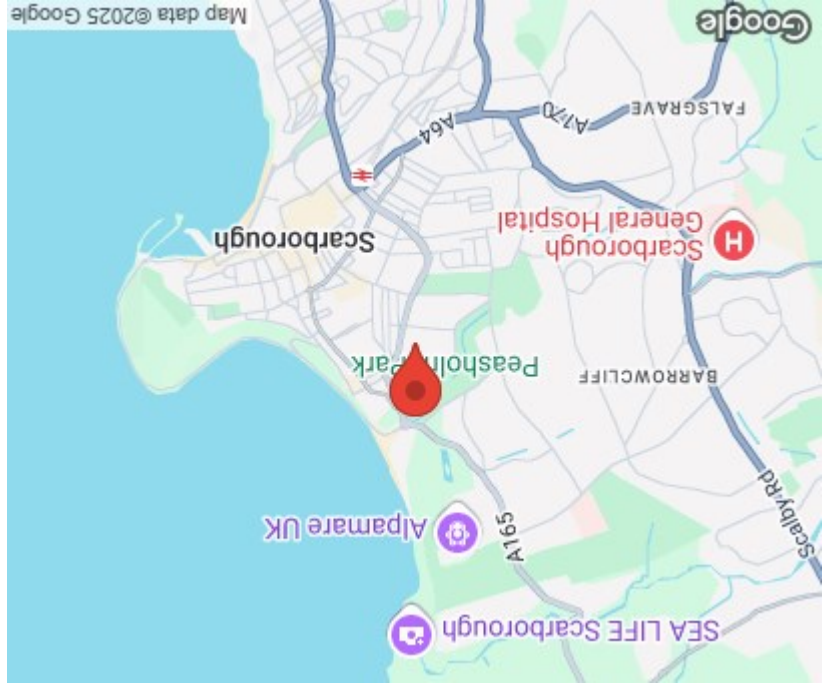
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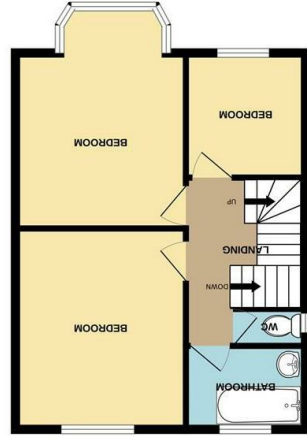
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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		
Energy Efficiency Rating	Current	Potential
	56	77
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
(21-38) F		
(1-20) G		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
(21-38) F		
(1-20) G		



2ND FLOOR
220 sq. ft. (20.5 sq.m.) approx.



1ST FLOOR
461 sq. ft. (42.8 sq.m.) approx.



GROUND FLOOR
509 sq. ft. (47.3 sq.m.) approx.

TOTAL FLOOR AREA : 1191 sq. ft. (110.6 sq.m.) approx.
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 operability or efficiency can be given.
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