



50 Westbourne Park, Scarborough YO12 4AT  
Auction Guide £450,000





- SUBSTANTIAL MULTI USE DETACHED RESIDENCE IN POPULAR CENTRAL LOCATION
- EIGHT BEDROOMS, THREE BATHROOMS, THREE RECEPTION ROOMS & THREE KITCHENS
- OFF-STREET PARKING & EXTENSIVE GARDENS
- NO ONWARD CHAIN
- IDEAL INVESTMENT/BUSINESS OPPERTUNITY

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

Located in the desirable area of Westbourne Park, Scarborough, this impressive detached house presents a remarkable opportunity for those seeking a spacious and versatile residence. Boasting eight generously sized bedrooms and three well-appointed bathrooms, this property is perfect for multi-generational living or could be easily transformed into self-contained apartments or a HMO, catering to a variety of lifestyles.

The home features three inviting reception rooms, providing ample space for relaxation and entertainment. The layout is thoughtfully designed, ensuring that each area flows seamlessly into the next, making it ideal for both family gatherings and quiet evenings at home. Additionally, the property includes three kitchens, enhancing its potential for shared living arrangements or rental opportunities.

Situated conveniently near Falsgrave Road, this residence is within close proximity to Coventry University and the local train station, making it an attractive option for students and commuters alike. The large rear gardens offer a tranquil outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. Off-street parking for two vehicles adds to the convenience of this property, ensuring that you and your guests can come and go with ease.

Offered with no onward chain, this unique property is ready for its new owners to make it their own. Whether you envision a family home or an investment opportunity, this house in Westbourne Park is a canvas awaiting your personal touch. Don't miss the chance to explore the potential this residence has to offer.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).







## ACCOMMODATION

### LOWER GROUND FLOOR

#### Lounge

4.1 x 4.0 max (13'5" x 13'1" max)

#### Kitchen

1.6 x 4.0 max (5'2" x 13'1" max)

#### Bedroom

5.4 x 4.0 max (17'8" x 13'1" max)

#### Bedroom

2.5 x 4.2 max (8'2" x 13'9" max)

#### Bathroom

2.6 x 1.5 max (8'6" x 4'11" max)

#### WC

1.0 x 2.5 max (3'3" x 8'2" max)

#### Cellar Storage

4.5 x 2.9 max (14'9" x 9'6" max)

#### Storage Room

2.0 x 2.7 max (6'6" x 8'10" max)

### GROUND FLOOR

#### Dining Room/Sitting Room

4.6 x 4.1 max (15'1" x 13'5" max)

#### Sitting Room

6.0 x 4.1 max (19'8" x 13'5" max)

#### Kitchen/Diner

3.7 x 4.2 max (12'1" x 13'9" max)

## Kitchen/Utility

2.8 x 2.8 max (9'2" x 9'2" max)

## WC

1.3 x 1.1 max (4'3" x 3'7" max)

### FIRST FLOOR

#### Bedroom

4.9 x 4.1 max (16'0" x 13'5" max)

#### Bedroom

4.6 x 4.1 max (15'1" x 13'5" max)

#### Bedroom

3.6 x 4.0 max (11'9" x 13'1" max)

#### Bathroom

1.8 x 2.8 max (5'10" x 9'2" max)

#### Utility/Store

2.7 x 1.5 max (8'10" x 4'11" max)

### SECOND FLOOR

#### Bedroom

4.9 x 3.9 max (16'0" x 12'9" max)

#### Bedroom

4.6 x 3.9 max (15'1" x 12'9" max)

#### Bedroom

4.3 x 4.2 max (14'1" x 13'9" max)

#### Bathroom

2.8 x 2.8 max (9'2" x 9'2" max)

#### Storage

2.9 x 1.5 max (9'6" x 4'11" max)

## Externally

To the front of the property lies a small front garden with ramped access to the front door. To the side of the property lies a driveway providing off-street parking for up to two vehicles leading to a storage shed. To the rear of the property lies an extensive multi-tiered rear garden.

## Details Prepared

AB300525

## Auction Information

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If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Interested? Get in touch:

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

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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		
	Current	Potential
	Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	

England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
	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	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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TOTAL FLOOR AREA: 4029 sq.ft. (374.3 sq.m.) approx.

