



48 Tennyson Avenue, Scarborough YO12 7RE
Offers In The Region Of £210,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- ATTRACTIVE THREE BEDROOM SEMI DETACHED HOME + ADDITIONAL LOFT ROOM
- POPULAR CENTRAL PEASHOLM LOCATION
- SUBSTANTIAL MODERN KITCHEN/DINER WITH PATIO DOORS TO REAR YARD
- EXCELLENT ORDER THROUGHOUT AN IDEAL FAMILY HOME OR INVESTMENT PROPERTY
- VIEWING HIGHLY RECOMMENDED

+++ GENEROUSLY SIZED family home set within a IDEAL CENTRAL LOCATION within close proximity of all amenities and popular schools offering a FEATURE OPEN PLAN KITCHEN / DINER and THREE BEDROOMS PLUS SUBSTANTIAL LOFT ROOM which will appeal to a multitude of buyers +++The accommodation itself is set over three floors and briefly comprises of, to the ground floor, an entrance hall with stairs access to the first floor, bay window lounge with feature fireplace and a feature open plan kitchen / diner with double patio doors leading out to the rear yard. To the first floor are three bedrooms and a modern four piece house bathroom and to the second floor is a further substantial occasional bedroom or hobbies room. To the front of the property is a gated courtyard and to the rear is an enclosed yard. The property is offered to the market in our opinion good condition throughout with neutral fixtures, fittings and decoration plus the property benefits from a modern kitchen and bathroom, gas central heating via a modern combination boiler and UPVC double glazing. Situated on Tennyson Avenue this home offers excellent access to numerous amenities and attractions including convenience stores, Peasholm Park, Alpamare Water Park, Open Air Theatre and a little further is Scarborough's North Bay and Town Centre promenade. Internal viewing is highly recommended to appreciate the size and condition of this home and can be arranged through our friendly office team on 01723 352235 or via www.cphproperty.co.uk and our 24/7 live chat facility.





ACCOMMODATION:

GROUND FLOOR:

Entrance Hall

With entrance door and stairs access to the first floor landing. Built in understairs cupboard. Doors into:

Lounge

14'5" max into bay x 12'2"

With double glazed bay window to the front, feature fireplace and decorative coving to the ceiling.

Kitchen / Diner

13'1" x 19'0"

Fitted with a modern matching range of wall and base units with work surfaces over, one and a half bowl sink, space for fridge/freezer, plumbing for washing machine and space for dryer, free standing range cooker with 7 ring gas hob with extractor hood over, Integral dishwasher, double glazed window to the rear and double patio doors out to the rear.

FIRST FLOOR:

Landing

With stairs leading to the second floor.

Bedroom One

14'5" max into bay x 10'6"

Double glazed bay window to the front and feature fireplace.

Bedroom Two

13'1" x 10'6"

With double glazed window to the rear.

Bedroom Three

8'2" x 8'2"

With double glazed window to the front.

House Bathroom

6'11" x 8'2"

Four piece suite including a corner shower, bath, wash hand basin and a W.C.

LOFT SPACE:

Occasional Bedroom/Hobbies Room

13'5" x 15'5"

With double glazed 'Velux' window to the rear.

Outside

To the front of the property is a courtyard setting the home back from the street and to the rear is a further enclosed yard with outhouse/W/c and gated access to the side..

Council tax and EPC

BAND B

EPC - TBC

Details Prepared:

GV 4/6/25

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



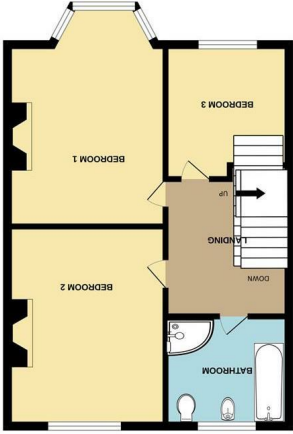
England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
	Very energy efficient - lower running costs	
	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
	(1-20) G	
	Current	Potential
	Not energy efficient - higher running costs	

England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
	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	
	Current	Potential
	Not environmentally friendly - higher CO ₂ emissions	

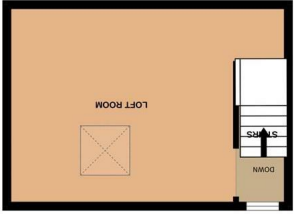
TOTAL FLOOR AREA: 1207 sq. ft. (112.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



2ND FLOOR
250 sq.ft. (23.3 sq.m.) approx.

