



32 Weaponness Valley Road, Scarborough YO11 2JF
Asking Price £310,000

CPH

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- CHARACTERFUL THREE DOUBLE BEDROOM, THREE RECEPTION ROOM SEMI-DETACHED HOUSE
- GENEROUSLY SIZED REAR GARDEN WITH PAVED SEATING AREA
- SOUGHT AFTER WEAPONNESS VALLEY ROAD AREA
- TWO HOBBIES/LOFT ROOMS
- IDEAL FAMILY HOME WITH ROOM TO EXPAND

Located in the charming Weaponness Valley Road, this delightful three-bedroom semi-detached house is a true gem, brimming with character. Located in a sought-after area, it offers the perfect blend of convenience and comfort, being within walking distance of the vibrant town centre, the train station, and the picturesque South Bay.

Upon entering, you will be greeted by a fantastic feature staircase and three spacious reception rooms, providing ample space for relaxation and entertaining. The large breakfast kitchen is a highlight, ideal for family gatherings or casual dining. Each of the three double bedrooms offers generous proportions, ensuring a restful retreat at the end of the day. The well equipped four piece house bathroom and separate wc adds convenience to everyday life.

The property boasts a well-sized rear garden, complete with a paved seating area, perfect for enjoying sunny afternoons or hosting barbecues. Additionally, there are two loft/hobby rooms accessible via a permanent staircase, offering versatile space that can be tailored to your needs, whether for storage, a home office, or a creative studio.

This home is not just a place to live; it is a lifestyle choice, combining the charm of a character property with modern conveniences. With its prime location and ample living space, this house is an excellent opportunity for families or anyone looking to enjoy the best of Scarborough living. Don't miss the chance to make this wonderful 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

Sitting Room
17'0" x 13'1" max

Drawing Room
13'5" x 14'1" max

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

Kitchen
9'6" x 19'8" max

FIRST FLOOR

Bedroom 1
17'4" x 13'1" max

Bedroom 2
13'5" x 14'1" max

Bedroom 3
13'1" x 13'5" max

Bathroom
15'8" x 9'2" max

WC
6'10" x 3'3" max

LOFT

Room 1
15'5" x 20'4" max

Room 2
12'5" x 11'9" max

Externally

To the front of the property lies a sweeping bath leading through well maintained planted boarder gardens to the front door. To the rear of the property lies a generously sized rear garden laid mainly to lawn with planted areas and external storage. The rear of the property also benefits from a lovely paved seating area.

Details Prepared
AB200625

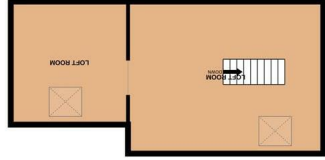
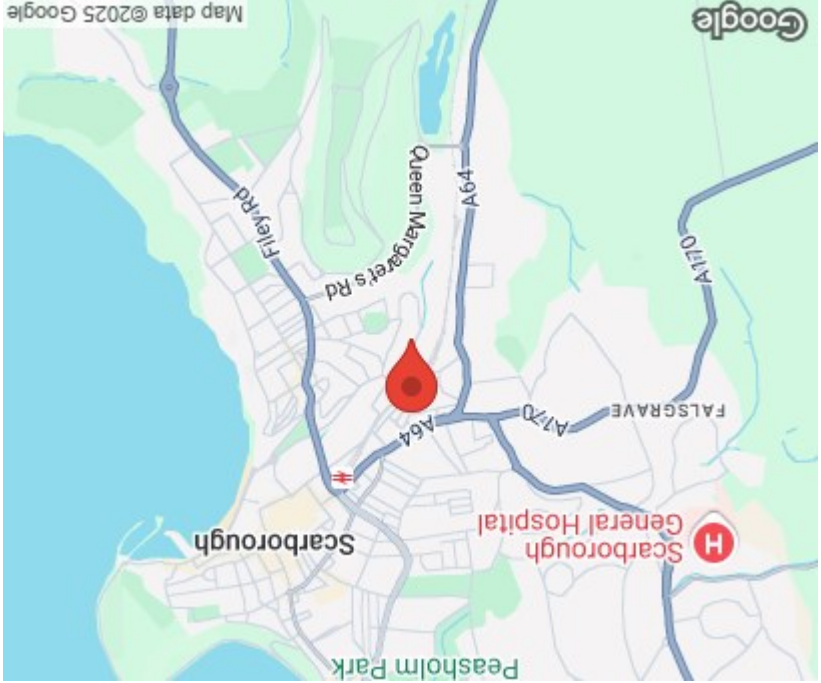
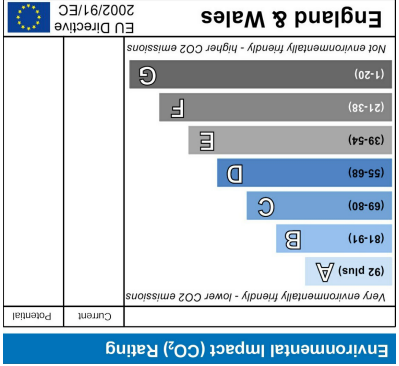
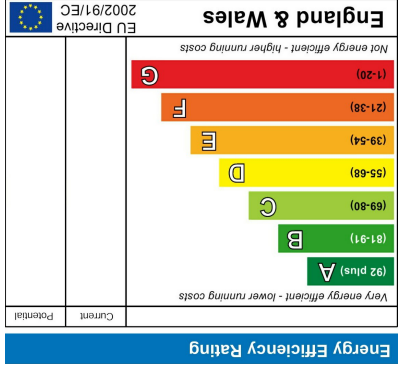


Interested? Get in touch:

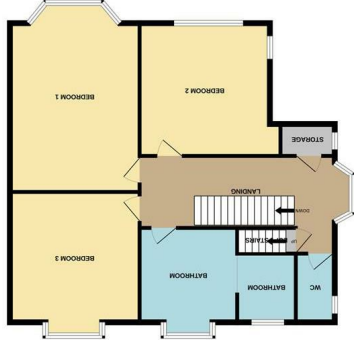
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



2ND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
964 sq.ft. (89.5 sq.m.) approx.



GROUND FLOOR
977 sq.ft. (90.7 sq.m.) approx.

TOTAL FLOOR AREA: 2391 sq.ft. (222.1 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 areas 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 operating or efficiency can be given.
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