



39 Cleveland Avenue, Scarborough YO12 6DB
Offers Over £200,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM SEMI-DETACHED HOUSE
- POPULAR NEWLANDS LOCATION WITHIN WALKING DISTANCE TO NORTH BAY & PEASHOLM
- NO ONWARD CHAIN
- FRONT & REAR GARDENS
- OFF-STREET PARKING & GARAGE

Nestled on Cleveland Avenue in the charming coastal town of Scarborough, this semi-detached house presents an excellent opportunity for those looking to invest in a property that requires a touch of modernisation. Built roughly in 1960, this three-bedroom home boasts two spacious reception rooms, providing ample space for family gatherings or quiet evenings in.

The property features a well-sized bathroom and offers the convenience of off-street parking for up to two vehicles, along with a garage, ensuring that parking will never be a concern. The front and rear gardens provide a delightful outdoor space, perfect for enjoying the fresh air or cultivating your own garden.

Situated in a popular area, this home is within walking distance to the beautiful North Bay and the picturesque Peasholm Park, making it an ideal location for those who appreciate nature and outdoor activities. Additionally, the property is conveniently close to Newlands shops and various transport links, ensuring that daily amenities and travel options are easily accessible.

This semi-detached house is perfect for first-time buyers or those seeking a renovation project to make their own. With its potential and prime location, it offers a wonderful chance to create a comfortable family home in a sought-after area of Scarborough. Don't miss out on this opportunity to transform this property into your dream 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
12'1" x 15'5" max

Dining Room
12'1" x 10'9" max

Kitchen
17'0" x 7'2" max

FIRST FLOOR

Bedroom 1
12'1" x 10'9" max

Bedroom 2
12'1" x 10'9" max

Bedroom 3
6'10" x 6'6" max

Bathroom
5'2" x 6'2" max

WC
3'3" x 4'7" max

Externally

To the front of the property lies a front garden laid mainly to lawn and a driveway for up to two vehicles leading to a single garage with power. To the rear of the property lies a well proportioned private garden which is also mainly laid to lawn.

Details Prepared
AB080725



Interested? Get in touch:

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

CPH

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

CPH Property Services
19 St.Thomas Street, Scarborough YO11 1DY
e.sales@cphproperty.co.uk | cphproperty.co.uk

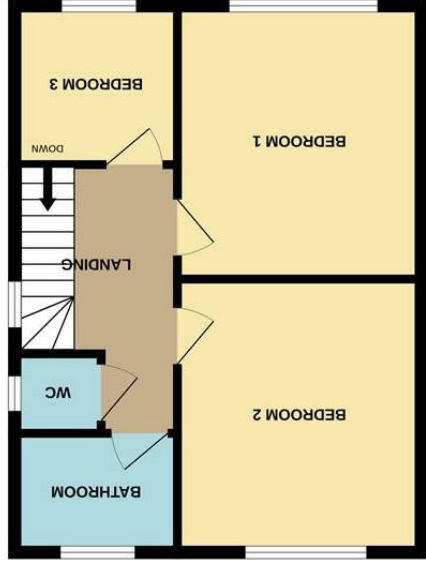


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

TOTAL FLOOR AREA : 948 sq.ft. (88.0 sq.m.) approx.



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.

