



CPH

**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

13 West Park Avenue, Scarborough

Offers Over £260,000





## 13 West Park Avenue

Scarborough, Scarborough

- Well presented and spacious Semi Detached Bungalow
- Gas heated and Double glazed and offered with No onward chain
- Generous Lounge, Separate Dining Room and breakfast Kitchen
- Two bedrooms and Bathroom plus useful Loft Room
- Driveway with Off street parking for numerous vehicles and Garage
- Set on a large plot with lovely mature gardens

CPH are delighted to offer to the market, nestled on West Park Avenue in the charming coastal town of Scarborough, this well-presented semi-detached bungalow offers a delightful blend of comfort and space. With two bedrooms, plus a useful loft room, this property is perfect for retired people, families or those seeking a peaceful retreat

Upon entering, you are welcomed into a generous lounge that provides an inviting space for relaxation and entertainment. The separate dining room is ideal for hosting family meals or gatherings with friends, while the breakfast kitchen is both practical and spacious, making it a joy to prepare meals.

The bungalow is set on a large plot, featuring lovely mature gardens that enhance the property's appeal. These outdoor spaces offer a tranquil setting for enjoying the fresh air or tending to your gardening interests. Additionally, the property boasts a driveway with off-street parking for up to three vehicles, along with a garage, ensuring ample space for your vehicles and storage needs.

With no onward chain, this property presents a seamless opportunity for prospective buyers.







### Entrance Hall

Dimensions: 4.8 x 3.0 max (15'8" x 9'10" max).

### Lounge

Dimensions: 4.8 into bay x 3.8 (15'8" into bay x 12'5").

### Dining Room

Dimensions: 4.0 x 3.3 (13'1" x 10'9").

### Kitchen

Dimensions: 3.7 x 3.3 (12'1" x 10'9").

### Bedroom One

Dimensions: 3.8 x 3.6 (12'5" x 11'9").

### Bedroom Two

Dimensions: 3.0 x 3.0 (9'10" x 9'10").

### Bathroom

Dimensions: 1.9 x 1.6 (6'2" x 5'2").

### Loft Room

Dimensions: 4.3 x 3.2 (14'1" x 10'5").

### Outside

The bungalow is set on a large plot, featuring lovely mature gardens that enhance the property's appeal. Additionally, the property boasts a driveway with off-street parking for up to three vehicles, along with a garage, ensuring ample space for your vehicles.

### Garage

Dimensions: 6.0 x 2.6 (19'8" x 8'6"). Light and power points and side access door.

### Tenure

FREEHOLD

details prepared by/ Date

GV 13/03/25

### EPC and Council Tax

EPC - Tbc Council Tax C

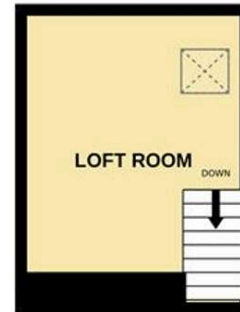




GROUND FLOOR  
882 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR  
153 sq.ft. (14.2 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 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.  
Made with Metropix ©2025

*Interested?*

Contact our friendly team today

☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



**Sales, Lettings & Commercial**

ESTATE AGENTS & CHARTERED SURVEYORS

19 St. Thomas Street, Scarborough YO11 1DY



**RICS**



rightmove Zoopla.co.uk PrimeLocation.com

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