



CPH

CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

25 Royal Avenue, Scarborough

Offers in Region of £299,995



25 Royal Avenue

Scarborough, Scarborough

- Five bedrooms including ground floor bedroom with ensuite shower room
- Kitchen leading to a conservatory overlooking the rear garden
- Generous Lounge and Dining room
- Imposing Semi Detached Family Home in a convenient location
- Gardens to the front and rear
- Gas heated and Double glazed
- Viewing recommended

Nestled on the charming Royal Avenue in Scarborough, this imposing semi-detached family home, built in 1897, offers a perfect blend of character and modern living. With its generous proportions and thoughtful layout, this property is ideal for families seeking both space and comfort. The property still retains many original features and is ready for someone to put their stamp on it and make it their next home.

Upon entering, you are greeted by a spacious hallway, two inviting reception rooms, providing ample space for relaxation and entertaining. The lounge and dining room are well-sized, allowing for family gatherings and social occasions. The kitchen, a central hub of the home, leads into a delightful conservatory that overlooks the well maintained rear garden, creating a serene space to enjoy the outdoors.

This residence boasts five spacious bedrooms, including a convenient ground floor bedroom complete with an ensuite shower room, perfect for guests or those seeking single-level living. The additional bedrooms are well-appointed, ensuring that everyone has their own private retreat.

The property is further enhanced by gardens to both the front and rear.





Entrance Hall

Dimensions: 5.1 x 3.5 (16'8" x 11'5").

Lounge

Dimensions: 5.3 into bay x 3.6 (17'4" into bay x 11'9").

Dining Room

Dimensions: 4.1 x 3.5 (13'5" x 11'5").

Kitchen

Dimensions: 3.6 x 2.7 (11'9" x 8'10").

Conservatory

Dimensions: 3.5 x 2.7 (11'5" x 8'10").

Bedroom (ground floor)

Dimensions: 3.6 x 2.6 (11'9" x 8'6").

Ensuite shower room

Dimensions: 3.6 x 1.0 (11'9" x 3'3").

Store cupboard

Dimensions: 2.0 x 1.5 (6'6" x 4'11").

First Floor Landing

Dimensions: 4.4 x 1.5 (14'5" x 4'11").

Bedroom

Dimensions: 3.6 x 4.2 (11'9" x 13'9").

Bedroom

Dimensions: 3.6 x 2.8 (11'9" x 9'2").

Bedroom

Dimensions: 4.0 x 3.5 (13'1" x 11'5").

Bedroom

Dimensions: 3.5 x 3.4 (11'5" x 11'1").

Bathroom

Dimensions: 2.6 x 2.5 (8'6" x 8'2").

WC

Dimensions: 1.7 x 0.8 (5'6" x 2'7").



GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 1627 sq.ft. (151.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 C2025

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

new | propertymark
PROTECTED

aria | propertymark
PROTECTED

The Property
Ombudsman

DPS
The Digital Protection Service

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