



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

50 Mount Park Avenue, Scarborough
In Excess of **£180,000**



50 Mount Park Avenue

Scarborough, Scarborough

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- EARLY INTERNAL VIEWING HIGHLY RECOMMENDED
- POPULAR 'FALSGRAVE' LOCATION
- MODERN OPEN PLAN BREAKFAST KITCHEN/DINER
- LOW-MAINTENANCE DECKED REAR GARDEN

EARLY VIEWING IS A MUST for this THREE BEDROOM, SEMI-DETACHED family home which is BEAUTIFULLY PRESENTED throughout and is pleasantly situated within the ever popular FALSGRAVE/STEPNEY area of Scarborough and benefits from a MODERN OPEN PLAN BREAKFAST KITCHEN/DINER and LOW-MAINTENANCE DECKED GARDENS.

The accommodation briefly comprises; entrance hall with stairs to the first floor and understairs storage, a light and airy bow fronted lounge with a fireplace and a modern breakfast kitchen/diner fitted with a range of units and double doors out to the rear gardens. To the first floor of the property lies a landing, a spacious bay fronted bedroom, second double bedroom, further bedroom and a three-piece suite house bathroom. Externally, to the rear of the property lies a low-maintenance garden complete with decking throughout which is enclosed by fenced boundaries.

Located within the ever popular Falsgrave area of Scarborough, the property is amongst a wealth of amenities and attractions, the property provides excellent access to a range of eating and drinking establishments, Post Office, supermarkets, a petrol station and Falsgrave Park.

Viewing for this property is a must in order to fully appreciate the space and setting this well-presented three bedroom semi-detached home has on offer. If you wish to book a viewing, please contact our friendly team at CPH today on 01723352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

Dimensions: 3.2m x 2.0m max (10'5" x 6'6" max).

Lounge

Dimensions: 3.9m max into bay x 3.7m max (12'9" max into bay x.

Breakfast Kitchen/Diner

Dimensions: 5.9m max x 3.2m max (19'4" max x 10'5" max).

FIRST FLOOR

Landing

Dimensions: 2.3m max x 2.0m max (7'6" max x 6'6" max).

Bedroom One

Dimensions: 4.0m max into bay x 3.4m max (13'1" max into bay x.

Bedroom Two

Dimensions: 3.4m max into wardrobes x 3.3m max (11'1" max into.

Bedroom Three

Dimensions: 2.3m x 2.0m (7'6" x 6'6").

House Bathroom

Dimensions: 2.6m max x 2.3m max (8'6" max x 7'6" max).

Details Prepared

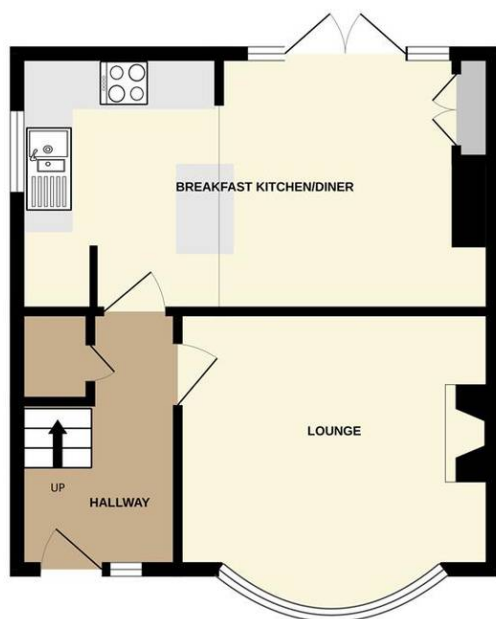
TLPF/110825

HMRC DISCLAIMER

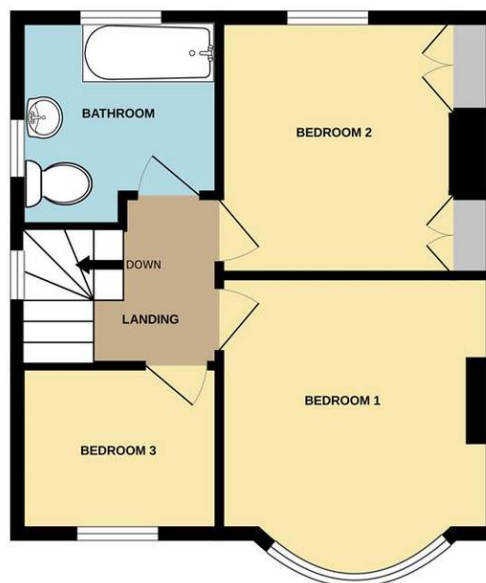
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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



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