



CPH

CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

32 Weaponness Valley Road, Scarborough
£310,000



32 Weaponness Valley Road

Scarborough, Scarborough

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

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.





ACCOMMODATION

GROUND FLOOR

Sitting Room

Dimensions: 5.2 x 4.0 max (17'0" x 13'1" max).

Drawing Room

Dimensions: 4.1 x 4.3 max (13'5" x 14'1" max).

Dining Room

Dimensions: 4.0 x 4.0 max (13'1" x 13'1" max).

Kitchen

Dimensions: 2.9 x 6.0 max (9'6" x 19'8" max).

FIRST FLOOR

Bedroom 1

Dimensions: 5.3 x 4.0 max (17'4" x 13'1" max).

Bedroom 2

Dimensions: 4.1 x 4.3 max (13'5" x 14'1" max).

Bedroom 3

Dimensions: 4.0 x 4.1 max (13'1" x 13'5" max).

Bathroom

Dimensions: 4.8 x 2.8 max (15'8" x 9'2" max).

WC

Dimensions: 2.1 x 1.0 max (6'10" x 3'3" max).

LOFT

Room 1

Dimensions: 4.7 x 6.2 max (15'5" x 20'4" max).

Room 2

Dimensions: 3.8 x 3.6 max (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



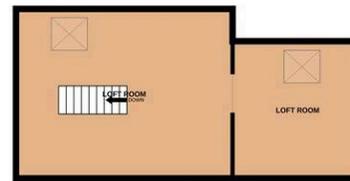
GROUND FLOOR
977 sq.ft. (90.7 sq.m.) approx.



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



2ND FLOOR
450 sq.ft. (41.8 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 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