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*For over 30 years*

19 West Bank, Scarborough

Offers Over £200,000





## 19 West Bank

Scarborough, Scarborough

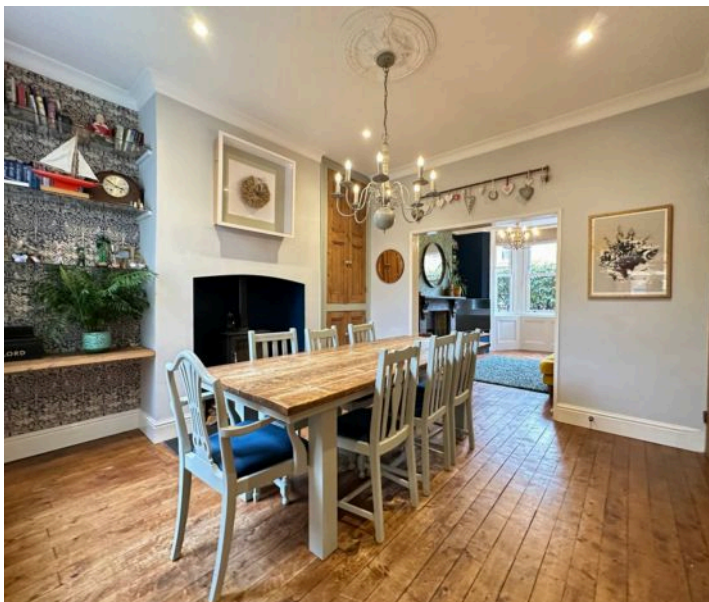
- SUBSTANTIAL FOUR BEDROOM FAMILY HOME
- SPACIOUS LIVING OVER THREE FLOORS
- IN EXCELLENT DECORATIVE ORDER THROUGHOUT
- TWO BATHROOMS & SEPARATE WC
- LOW-MAINTENANCE GARDENS
- SOUGHT AFTER FALSgrave LOCATION

Imposing and elegant, we are delighted to present this substantial four-bedroom family home situated in the sought-after Falsgrave location. Spread across three floors, this impressive property boasts a spacious layout, in excellent decorative order throughout. The ground floor features a modern kitchen and a generously proportioned living area, providing an ideal space for family gatherings. Moving upstairs, you will find four well-appointed bedrooms, ensuring ample space for the whole family. With two bathrooms and a separate WC, convenience is key in this charming property.

The property's light and airy ambience adds to its charm, making it the perfect family home. Its desirable location offers tranquillity and convenience, with local amenities close by. Whether you are looking for a family-friendly environment or seeking a property well-suited for your lifestyle, this home has it all. Don't miss this opportunity to view this delightful property; contact us today to schedule a viewing.

Council Tax band: B

Tenure: Freehold







## GROUND FLOOR

### Entrance Vestibule & Hallway

Lounge 14' 5" x 12' 2" (4.40m x 3.70m)

Dining Room 12' 6" x 12' 6" (3.80m x 3.80m)

Kitchen 15' 5" x 7' 10" (4.70m x 2.40m)

## FIRST FLOOR

Landing 12' 6" x 7' 7" (3.80m x 2.30m)

Bedroom One 20' 8" x 12' 2" (6.30m x 3.70m)

Bedroom Two 12' 6" x 12' 2" (3.80m x 3.70m)

Bathroom 9' 6" x 8' 2" (2.90m x 2.50m)

Separate WC 5' 3" x 3' 7" (1.60m x 1.10m)

## SECOND FLOOR

Landing 14' 1" x 7' 7" (4.30m x 2.30m)

Bedroom Three 13' 5" x 12' 6" (4.10m x 3.80m)

Bedroom Four 12' 6" x 10' 6" (3.80m x 3.20m)

Shower Room 10' 2" x 7' 7" (3.10m x 2.30m)

**PLEASE NOTE** - 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.







## Interested?

Contact our friendly team today

☎ 01723 352235 | ✉ [sales@cphproperty.co.uk](mailto:sales@cphproperty.co.uk)

With you every step of the way



Phil Fletcher  
DIRECTOR

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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