



CPH ESTATE AGENTS &
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For over 30 years

31 Manor Road, Scarborough
£290,000



31 Manor Road

- WELL PRESENTED FOUR BEDROOM TERRACED HOUSE
- POPULAR RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- LOUNGE WITH BAY WINDOWS AND FIREPLACE
- BATHROOM AND SEPARATE SHOWER ROOM

We are delighted to present this well-presented four-bedroom terraced house, ideally situated in a popular residential location. Set over three spacious floors, this charming home offers versatile accommodation perfectly suited to family living. The ground floor welcomes you with a bright lounge featuring a beautiful bay window and a characterful fireplace, creating a warm and inviting atmosphere. A second reception room, currently arranged as a formal dining room, also boasts its own fireplace, making it ideal for entertaining or relaxing evenings. The kitchen is thoughtfully positioned to serve both living spaces with ease.

Upstairs, the first floor hosts two generously sized bedrooms, alongside a stylish bathroom and a separate shower room for added convenience. The second floor comprises bedrooms three and four, providing flexible options for growing families, guests, or a dedicated home office.

Externally, the property benefits from a front garden, while to the rear there is an enclosed yard providing a low-maintenance outdoor space, perfect for relaxing or outdoor dining. Additional benefits include a garage, offering valuable storage or secure parking.





Located close to sought-after amenities, reputable schools, and excellent transport links, this property combines comfort and practicality in a highly desirable setting. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

GROUND FLOOR

Entrance Hall

Lounge 14' 1" x 13' 1" (4.30m x 4.00m)

Dining Room 13' 1" x 12' 2" (4.00m x 3.70m)

Kitchen 17' 5" x 8' 10" (5.30m x 2.70m)

FIRST FLOOR - Landing

Bedroom One 18' 1" x 13' 1" (5.50m x 4.00m)

Bedroom Two 13' 1" x 12' 2" (4.00m x 3.70m)

Bathroom 13' 9" x 8' 10" (4.20m x 2.70m)

Shower Room 6' 3" x 4' 7" (1.90m x 1.40m)

SECOND FLOOR - Landing

Bedroom Three 18' 1" x 13' 1" (5.50m x 4.00m)

Bedroom Four 13' 1" x 12' 2" (4.00m x 3.70m)

HMRC - 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
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



2ND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1725 sq.ft. (160.3 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.
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Interested?

Contact our friendly team today

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With you every step of the way



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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