



**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

19, Prospect Park, Scarborough

Guide Price £195,000





- THREE BEDROOM SEMI-DETACHED HOUSE
- OFF-STREET PARKING FOR TWO VEHICLES
- LOW MAINTENANCE FRONT & REAR GARDENS
- NO ONWARD CHAIN
- IMMACULATELY PRESENTED THROUGHOUT

We are delighted to present this immaculately presented three bedroom semi-detached house, offering a wonderful opportunity for those seeking a stylish and comfortable home with the added benefit of no onward chain.

Thoughtfully designed, the property features a welcoming entrance hall that leads to a spacious and light-filled living area, perfect for relaxing or entertaining guests. The modern kitchen is well-appointed, boasting contemporary units and ample workspace, while the adjoining dining area provides an ideal setting for family meals and gatherings. Upstairs, you will find three generously sized bedrooms, each beautifully finished to a high standard, offering flexible accommodation for families or professionals alike. The sleek family bathroom is fitted with quality fixtures, complementing the overall sense of refinement throughout the home.

Additional highlights include ample storage solutions, downstairs wc and a practical layout that maximises both space and comfort. With off-street parking for two vehicles and low maintenance front and rear gardens, this property truly combines convenience with elegance.

Located within easy reach of local amenities, reputable schools, and excellent transport links, this exceptional home is ready to move into. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

Council Tax band: B

Tenure: Freehold







#### Entrance Porch

2' 7" x 6' 3" (0.80m x 1.90m)

#### Wc

4' 3" x 2' 4" (1.30m x 0.70m)

#### Lounge

12' 6" x 11' 10" (3.80m x 3.60m)

#### Kitchen/Diner

11' 10" x 16' 5" (3.60m x 5.00m)

#### First Floor Landing

#### Bedroom 1

12' 6" x 10' 2" (3.80m x 3.10m)

#### Bedroom 2

11' 2" x 9' 10" (3.40m x 3.00m)

#### Bedroom 3

6' 11" x 6' 7" (2.10m x 2.00m)

#### Bathroom

8' 2" x 7' 10" (2.50m x 2.40m)

#### Outside

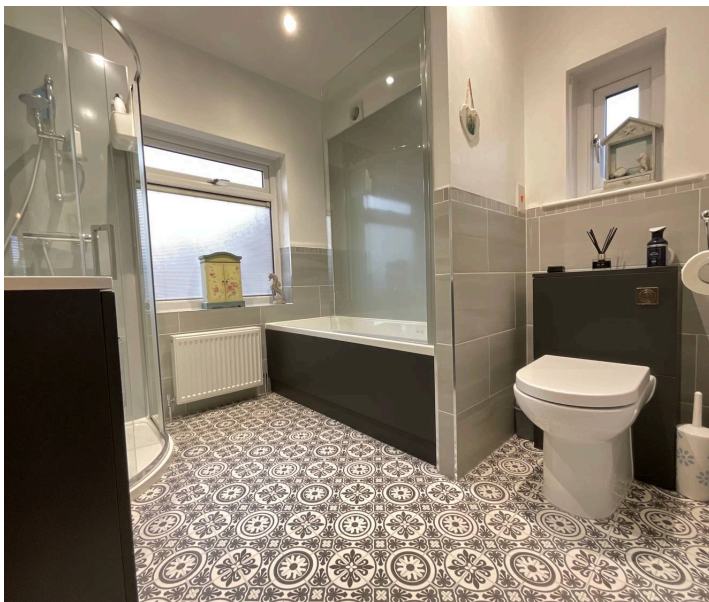
To the front of the property lies a low maintenance garden and off-street parking for 1 vehicle with double gates which can be opened to provide a further car parking space. To the rear of the property lies a paved rear garden with raised flower beds and external storage shed.

#### HMRC DISCLAIMER

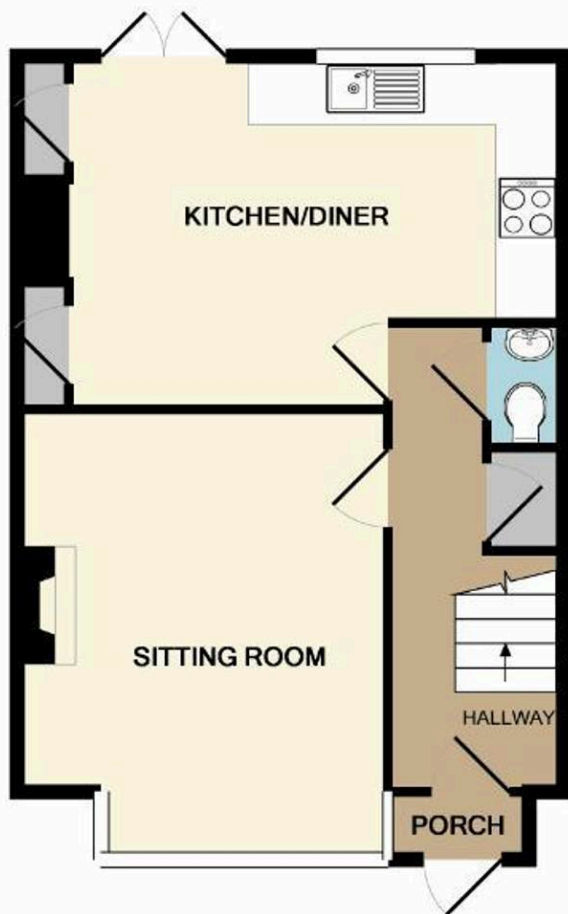
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

#### Details Prepared

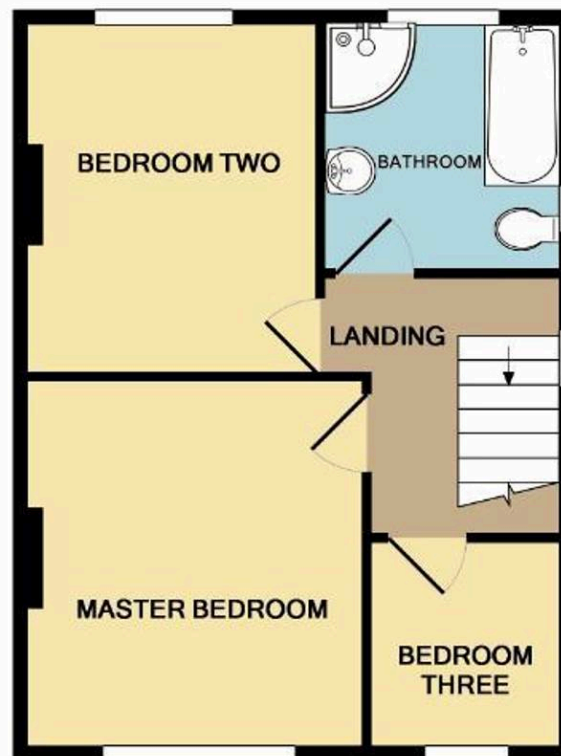
050226







GROUND FLOOR  
APPROX. FLOOR  
AREA 450 SQ.FT.  
(41.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 420 SQ.FT.  
(39.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 869 SQ.FT. (80.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2016

## 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