

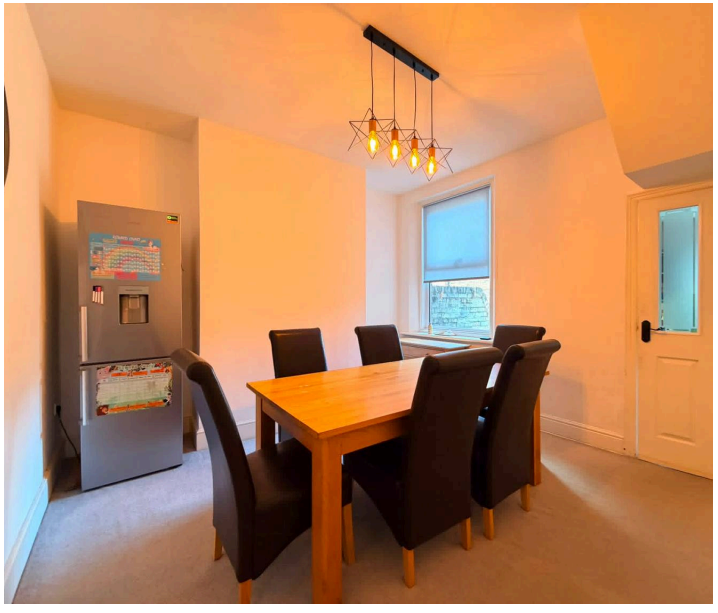
CPH ESTATE AGENTS & CHARTERED SURVEYORS *For over 30 years*

27 St. Johns Road, Scarborough

In Excess of £220,000







- WELL PRESENTED FIVE BEDROOM END-TERRACE HOME
- REAR YARD/REAR OFF-STREET PARKING
- WELL LAID OUT OVER THREE FLOORS
- EN-SUITE TO THE MASTER BEDROOM
- POPULAR FALSGRAVE LOCATION
- TWO RECEPTION ROOMS
- NO ONWARD CHAIN

We are delighted to present this well presented five-bedroom end-terrace home, ideally situated in the ever-popular Falsgrave location.

Arranged thoughtfully over three spacious floors, this impressive property offers flexible living accommodation perfect for growing families or those seeking ample space to work from home. The ground floor greets you with two generous reception rooms, each filled with natural light and offering versatile spaces for entertaining or relaxing in comfort. The kitchen is well appointed and flows seamlessly into the main living areas, creating a sociable heart to the home.

Upstairs, five well-proportioned bedrooms provide plenty of room for family members or guests, including a master bedroom that benefits from a private en-suite, adding a touch of luxury and convenience. The property's layout ensures a harmonious balance between communal and private spaces, allowing for both lively gatherings and peaceful retreats. Additional features include rear off-street parking, a rare and valuable asset in this sought-after area. With its prime location close to local amenities, reputable schools, and excellent transport links, this superb home is sure to attract a wide range of buyers.

Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.







GROUND FLOOR

Entrance Hallway

Lounge - Dimensions: 4.7m max into bay x 3.4m max (15'5" max into bay x.

Dining Room -Dimensions: 3.7m x 3.5m max (12'1" x 11'5" max).

Kitchen - Dimensions: 3.1m x 2.8m (10'2" x 9'2").

FIRST FLOOR

Landing - Dimensions: 4.0m x 1.8m (13'1" x 5'10").

Bedroom One - Dimensions: 4.7m max x 4.1m (15'5" max x 13'5").

En-suite to Bedroom One - Dimensions: 2.8m x 1.4m (9'2" x 4'7").

Bedroom Two

Utility Cupboard - Dimensions: 1.5m x 0.9m (4'11" x 2'11").

Bathroom - Dimensions: 2.8m x 2.0m (9'2" x 6'6").

SECOND FLOOR

Landing - Dimensions: 4.8m x 1.9m max (15'8" x 6'2" max).

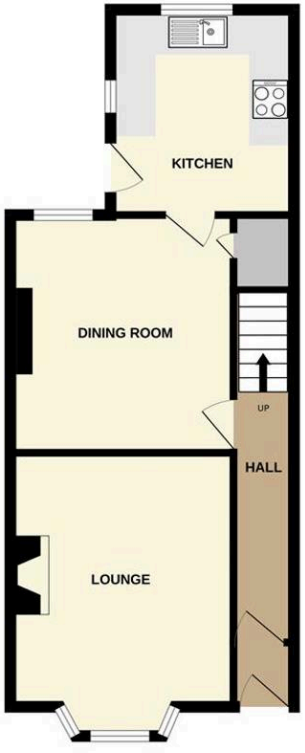
Bedroom Three - Dimensions: 3.8m x 2.8m (12'5" x 9'2").

Bedroom Four - Dimensions: 4.0m x 2.7m max (13'1" x 8'10" max).

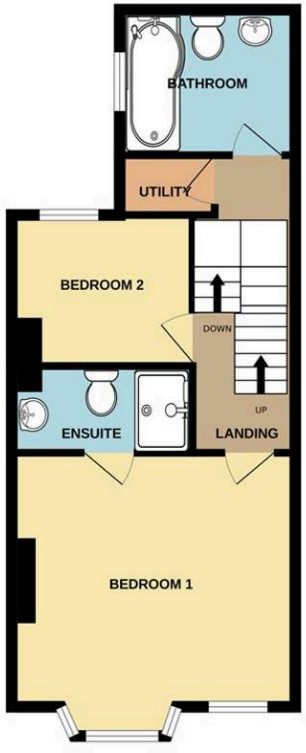
Bedroom Five - Dimensions: 3.1m x 1.9m (10'2" x 6'2").

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



1ST FLOOR



2ND FLOOR



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?

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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