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For over 30 years

31 Langdale Road, Scarborough

Guide Price £195,000



31 Langdale Road

- WELL PRESENTED FOUR BEDROOM TERRACED HOUSE
- POPULAR NORTH SIDE LOCATION
- OPEN PLAN LIVING/DINING ROOM
- SEPARATE UPSTAIRS WC AND BATHROOM
- CONTEMPORARY FITTED KITCHEN
- REAR YARD

We are delighted to present this well presented four bedroom terraced house, ideally situated in a popular North Side location.

This impressive property offers generous accommodation arranged over three floors, making it perfect for family living. The inviting open plan living and dining room creates a sociable and versatile space, ideal for relaxing or entertaining guests. The contemporary fitted kitchen is thoughtfully designed with ample worktop space, catering to all your culinary needs.

Upstairs, you will find four well-proportioned bedrooms, providing comfortable retreats for all family members, along with the added convenience of a separate WC and bathroom, ensuring practicality for busy households. A rear yard offers additional utility and flexibility for storage or outdoor seating.

Located close to sought-after amenities, reputable schools, and excellent transport links, this property combines comfort, style, and convenience in equal measure. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Council Tax band: B

Tenure: Freehold





GROUND FLOOR

Entrance Hallway

Lounge 12' 10" x 12' 2" (3.90m x 3.70m)

Dining Room 13' 9" x 13' 1" (4.20m x 4.00m)

Kitchen 16' 5" x 7' 10" (5.00m x 2.40m)

Utility/Store 8' 2" x 6' 11" (2.50m x 2.10m)

FIRST FLOOR

Landing

Bedroom One 17' 1" x 12' 2" (5.20m x 3.70m)

Bedroom Two 13' 1" x 11' 2" (4.00m x 3.40m)

WC 3' 7" x 3' 3" (1.10m x 1.00m)

Bathroom 11' 10" x 7' 10" (3.60m x 2.40m)

SECOND FLOOR

Landing

Bedroom Three 17' 1" x 12' 2" (5.20m x 3.70m)

Bedroom Four 13' 1" x 11' 2" (4.00m x 3.40m)

Shower Room

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



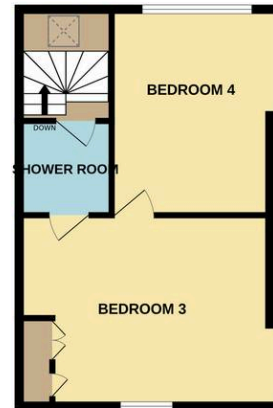
GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



2ND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.8 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?

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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