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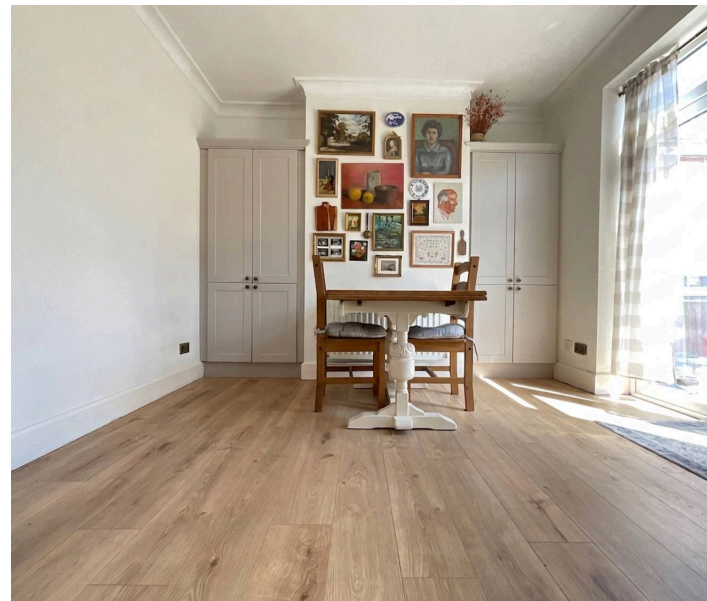
19 Oakville Avenue, Scarborough  
Offers Over £200,000



- MODERN THREE BEDROOM TERRACE HOME
- RECENTLY MODERNISED & TURN KEY READY
- PRIVATE REAR GARDEN
- IDEAL FIRST TIME BUY
- OPEN PLAN KITCHEN/DINER

We are delighted to present this modern three-bedroom terrace home, recently modernised to an exceptional standard and ready for immediate occupation.

Perfectly suited for first-time buyers, this turn key property offers a bright and contemporary living environment with a thoughtfully designed layout. Upon entering, you are greeted by a welcoming hallway leading to a spacious lounge that flows seamlessly into the heart of the home - an impressive open plan kitchen and dining area. The kitchen features sleek units and ample workspace, creating an ideal setting for both every-day living and entertaining. Upstairs, you will find three well-proportioned bedrooms, each finished with fresh décor and offering flexible accommodation for family, guests, or a home office. The stylish family bathroom is fitted with modern fixtures and elegant tiling, providing a relaxing retreat.



This home is conveniently located within easy reach of local amenities, reputable schools, Peasholm Park, North Bay and excellent transport links, making daily life both practical and enjoyable. With its contemporary finishes, versatile living spaces, and desirable location, this property represents a fantastic opportunity for those seeking a stylish and low-maintenance home.

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

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



## ACCOMMODATION

### GROUND FLOOR

Living Room 10' 10" x 15' 9" (3.30m x 4.80m)

Kitchen 6' 3" x 10' 6" (1.90m x 3.20m)

Dining Room 10' 10" x 10' 10" (3.30m x 3.30m)

### FIRST FLOOR

Bedroom 1 10' 10" x 13' 1" (3.30m x 4.00m)

Bedroom 2 10' 10" x 11' 10" (3.30m x 3.60m)

Bedroom 3 8' 2" x 6' 11" (2.50m x 2.10m)

Bathroom 6' 3" x 8' 6" (1.90m x 2.60m)

### Externally

To the rear of the property lies a private rear garden which is laid mainly to lawn with a wooden storage shed and gated access to lane behind.

### HMRC

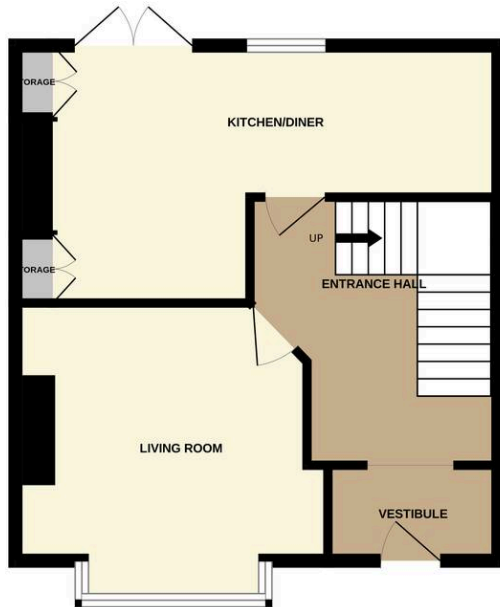
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

### Details Prepared

AB050626



GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.7 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