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37 Avenue Road, Scarborough
Offers in Region of **£229,995**



- Beautifully presented Terraced House packed with character and charm
- Two reception rooms and Three double bedrooms
- Large bay window and period fireplaces
- Modern kitchen with range cooker and farmhouse sink
- Modern bathroom with freestanding bath and shower
- Landscaped garden with mature plants and Private rear courtyard
- Viewing is a must to appreciate the property on offer, idea main home, second home or investment

We are delighted to present this elegant three-bedroom terraced house, brimming with period charm and tasteful decor throughout. The property welcomes you with a striking entrance, featuring period brickwork, lush greenery, and a classic bay window. Inside, two spacious reception rooms are adorned with decorative fireplaces, intricate mouldings, and elegant chandeliers, complemented by warm wooden flooring and ample natural light from large windows. The stylish kitchen boasts a modern range cooker, farmhouse sink, and generous storage, creating a bright and inviting space for culinary creativity. Upstairs, three generously proportioned bedrooms offer unique features such as period fireplaces. The beautifully appointed bathroom showcases a luxurious freestanding bath-tub and a modern shower, bathed in soft lighting and natural light for a serene retreat.

This delightful home benefits from a series of enchanting outdoor spaces, including a beautifully landscaped garden with mature plants, vibrant flowers, and multiple patio seating areas perfect for entertaining or relaxation. The property also features a rear yard with outside toilet, covered log store and storage room. The property's abundant period details, tasteful decorative elements, and inviting ambience make it ideal for family living or those seeking a home filled with character. Vacant possession and no onward chain.





With its handy central location, Gas heating and original period windows, the property should suit a variety of purchasers including second home owners and investors. Viewing is a must to fully appreciate all this exceptional home has to offer. Please call to arrange your appointment today on
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

Entrance hall

22' 8" x 5' 10" (6.92m x 1.78m)

Lounge

14' 3" x 12' 6" (4.35m x 3.81m)

Dining room

10' 10" x 10' 2" (3.31m x 3.11m)

Kitchen

10' 7" x 7' 4" (3.22m x 2.24m)

Landing

10' 11" x 4' 4" (3.34m x 1.31m)

Bedroom 1

16' 1" x 11' 9" (4.89m x 3.58m)

Bedroom 2

10' 11" x 10' 2" (3.34m x 3.11m)

Landing

10' 11" x 5' 10" (3.32m x 1.78m)

Bedroom 3

16' 1" x 11' 10" (4.89m x 3.60m)

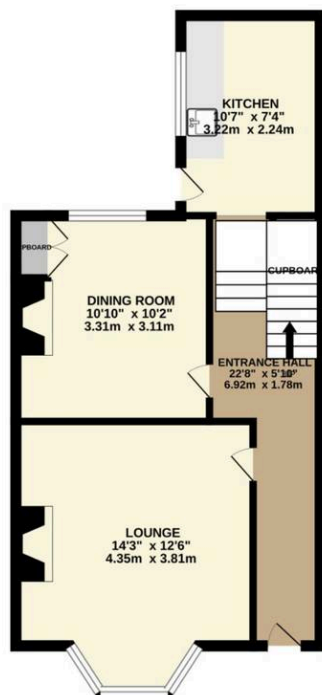
Bathroom

10' 11" x 10' 2" (3.32m x 3.11m)

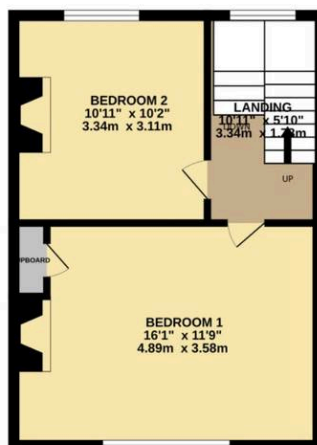
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



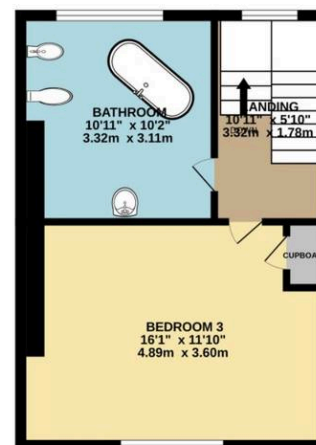
GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



2ND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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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19 St. Thomas Street, Scarborough YO11 1DY



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