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**2 Arundel Place, Scarborough**  
Offers Over **£200,000**



- Period Character Semi-detached house, centrally located
- Flexible multi-floor layout, Ideal for families
- Well-designed interior
- Spacious living room and Separate dining room
- Four Double bedrooms
- Modern bathroom and separate WC
- Gas heating

We are delighted to present this spacious four-bedroom Semi detached house, thoughtfully arranged over three floors to provide flexible and contemporary family living. The ground floor comprises a generous living room, perfect for relaxing or entertaining, alongside a separate dining room that offers an ideal setting for family meals or dinner parties. The well-appointed kitchen is positioned conveniently next to the dining area, ensuring effortless meal preparation and flow throughout the main living spaces. Upstairs, the first floor features two large bedrooms and a modern bathroom and WC, while the second floor boasts an additional two sizeable bedrooms, providing ample accommodation for families or those seeking extra space for guests or a home office. The property also boasts an understairs Wine store feature.



This property is designed to maximise every inch of space, offering versatile living options to suit a range of needs. The modern bathroom provides a fresh and stylish retreat, while the multiple floors allow for privacy and flexibility within the home. The light and airy ambience throughout the property enhances its welcoming character, making it an attractive choice for growing families, professionals or anyone looking for adaptable living arrangements. With its thoughtful layout and practical features, this house packed with character is ready for you to make it your own. Viewing is highly recommended to appreciate all that this charming home has to offer.



#### Porch

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

#### Entrance Hall

17' 1" x 5' 7" (5.20m x 1.70m)

#### Living room

11' 10" x 16' 1" (3.60m x 4.90m)

#### Dining room

9' 10" x 11' 10" (3.00m x 3.60m)

#### Kitchen

8' 6" x 10' 2" (2.60m x 3.10m)

#### First Floor Landing

11' 10" x 5' 7" (3.60m x 1.70m)

#### Bedroom 1

9' 10" x 11' 10" (3.00m x 3.60m)

#### Bedroom 2

15' 9" x 16' 5" (4.80m x 5.00m)

#### Bathroom

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

#### WC

8' 2" x 2' 11" (2.50m x 0.90m)

#### Second Floor Landing

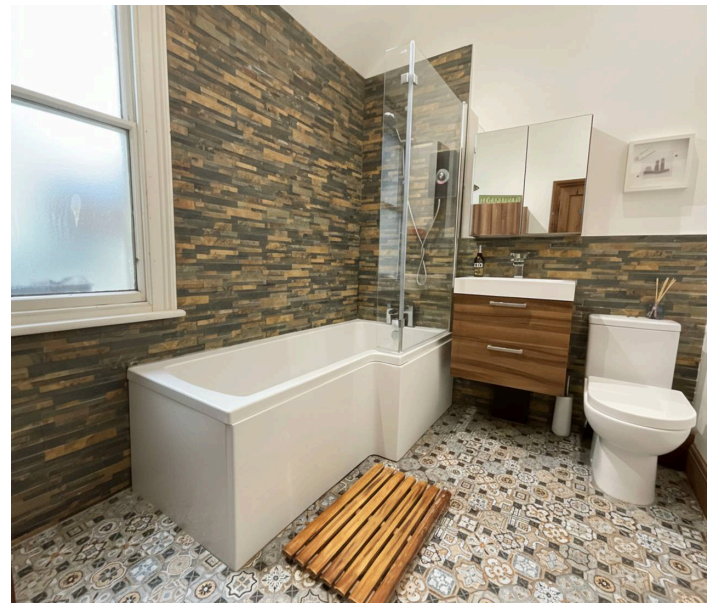
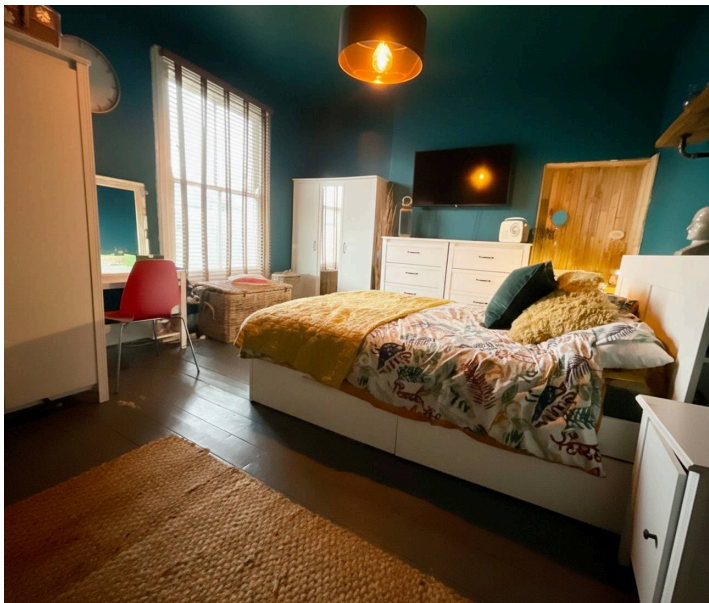
11' 10" x 5' 7" (3.60m x 1.70m)

#### Bedroom 3

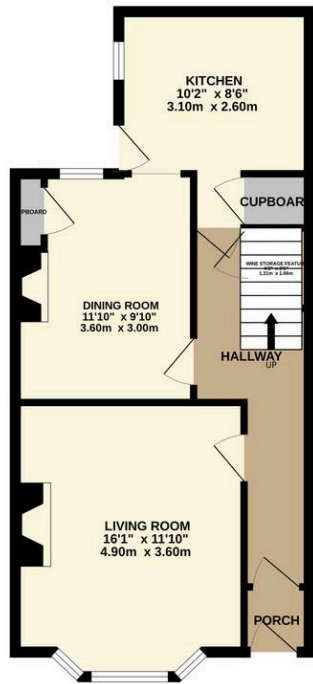
9' 10" x 11' 10" (3.00m x 3.60m)

#### Bedroom 4

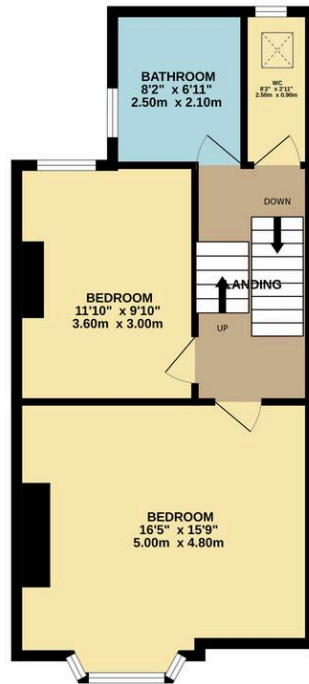
13' 5" x 16' 5" (4.10m x 5.00m)



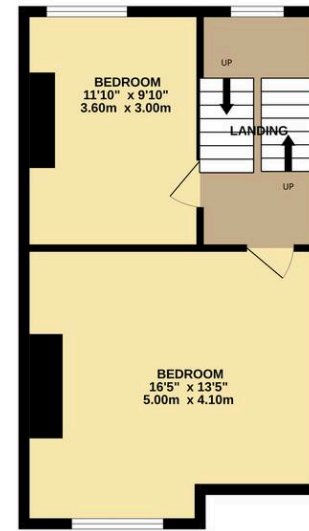
GROUND FLOOR



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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