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50 West Street, Scarborough

Offers in Excess of £400,000



We are delighted to present this impressive six-bedroom home, ideally positioned on Scarborough's ever-popular South Side, offering expansive and versatile living accommodation thoughtfully arranged over three spacious floors. Upon entering, you are greeted by an imposing porch and welcoming hallway, setting the tone for the charm found throughout the property. The ground floor boasts a bay-fronted lounge, a dining room perfect for entertaining, a generous modern kitchen/diner that serves as the heart of the home and a utility room with a downstairs WC. The first floor reveals a landing with built-in storage and access to three double bedrooms with an en-suite to the master and a family bathroom with a separate WC. One of the double bedrooms features double doors opening onto a decked roof terrace, offering flexible use as a sun room/bedroom/living space. Ascending to the second floor, you will find a further landing with built-in storage, a double bedroom with an en-suite, and two additional double bedrooms. The property benefits from a garage, which is accessible both internally from the utility room and externally from the rear lane (Belvedere Place) alongside a cozy outdoor space.



Set in the sought-after South Cliff area, this home enjoys excellent access to a wealth of amenities including a choice of schools, Ramshill shopping parade, Esplanade, Scarborough's South Bay, Scarborough Town Centre is also within easy reach, making this an ideal location for families and professionals alike. Fixtures and fittings are available if sold for holiday let use by separate negotiations (circa £15,000 - £20,000).

HMRC DISCLAIMER:

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.



ACCOMMODATION:

Porch & Hallway

Lounge Dimensions: 5.4m x 4.5m (17'8" x 14'9").

Dining Room Dimensions: 5.0m x 4.0m (16'4" x 13'1").

Kitchen Dimensions: 7.0m x 3.0m (22'11" x 9'10").

Utility Dimensions: 3.1m max x 2.0m max (10'2" max x 6'6" max).

WC Dimensions: 1.2m x 0.9m (3'11" x 2'11").

Landing

Master Bedroom Dimensions: 5.5m max x 5.2m max (18'0" max x 17'0" max).

En-suite to the Master Dimensions: 2.2m max x 2.0m max (7'2" max x 6'6" max).

Bedroom Three Dimensions: 4.2m x 4.0m (13'9" x 13'1").

Bathroom Dimensions: 2.0m max x 2.0m max (6'6" max x 6'6" max).

WC Dimensions: 1.3m x 1.0m (4'3" x 3'3").

Bedroom Six/Sun Room Dimensions: 3.0m x 3.0m (9'10" x 9'10").

Landing

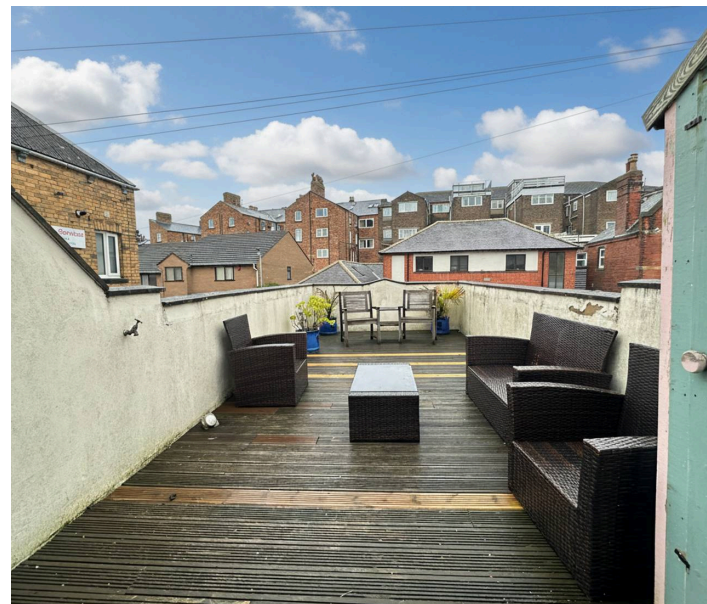
Bedroom Two Dimensions: 5.2m max x 4.7m max (17'0" max x 15'5" max).

En-suite to Bedroom Two Dimensions: 1.9m max x 1.8m max (6'2" max x 5'10" max).

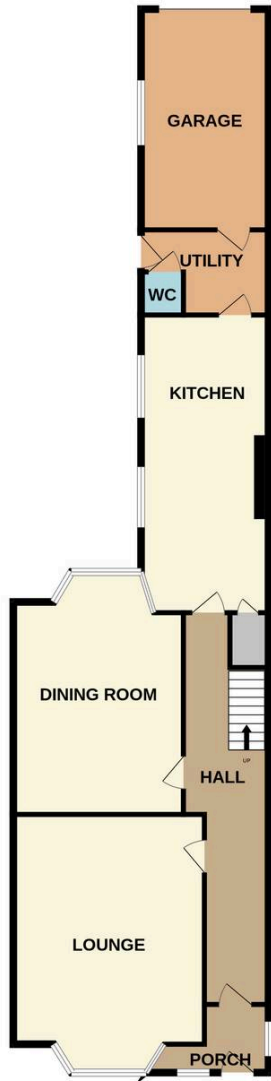
Bedroom Four Dimensions: 4.2m max x 4.0m (13'9" max x 13'1").

Bedroom Five Dimensions: 3.2m x 3.0m (10'5" x 9'10").

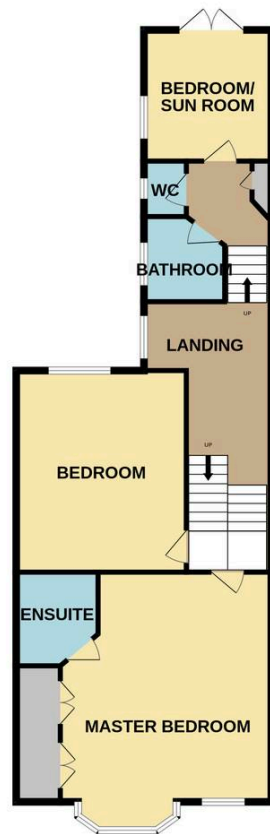
Garage Dimensions: 5.2m x 3.0m (17'0" x 9'10").



GROUND FLOOR
1169 sq.ft. (108.6 sq.m.) approx.



1ST FLOOR
932 sq.ft. (86.6 sq.m.) approx.



2ND FLOOR
801 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 2902 sq.ft. (269.6 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