



CPH

CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

14 Westfield Avenue, Scarborough

In Excess of £300,000



14 Westfield Avenue

- STUNNING TWO BEDROOM BUNGALOW
- SOUGHT AFTER NORTH SIDE LOCATION
- OPEN PLAN LOUNGE/DINING AND KITCHEN
- WELL MAINTAINED SPACIOUS REAR GARDEN
- MODERN BATHROOM
- OFF STREET PARKING
- NO ONWARD CHAIN

We are delighted to present this stunning two bedroom bungalow, perfectly positioned in a highly sought after North Side location.

This beautifully appointed home boasts an impressive open plan lounge, dining and kitchen area, creating a spacious and inviting atmosphere ideal for both relaxing and entertaining. The property features two generously sized bedrooms, each offering a comfortable retreat with ample space for furnishings and storage. The modern bathroom is finished to an excellent standard, providing a touch of luxury and convenience. Tastefully decorated throughout, the bungalow enjoys a light and airy feel, with contemporary fittings and thoughtful design touches enhancing the overall ambience.

Practicality is further assured with off street parking, making day to day living effortless. Offered to the market with no onward chain, this exceptional home presents an outstanding opportunity for those seeking a move-in ready property in a desirable neighbourhood.

Early viewing is highly recommended to fully appreciate all this superb bungalow has to offer.





GROUND FLOOR

Entrance Hall/Utility

Hallway

Open Plan Living/Dining/Kitchen

21' 8" x 20' 0" (6.60m x 6.10m)

Bathroom

9' 10" x 7' 7" (3.00m x 2.30m)

Bedroom 1

13' 5" x 12' 2" (4.10m x 3.70m)

Bedroom 2

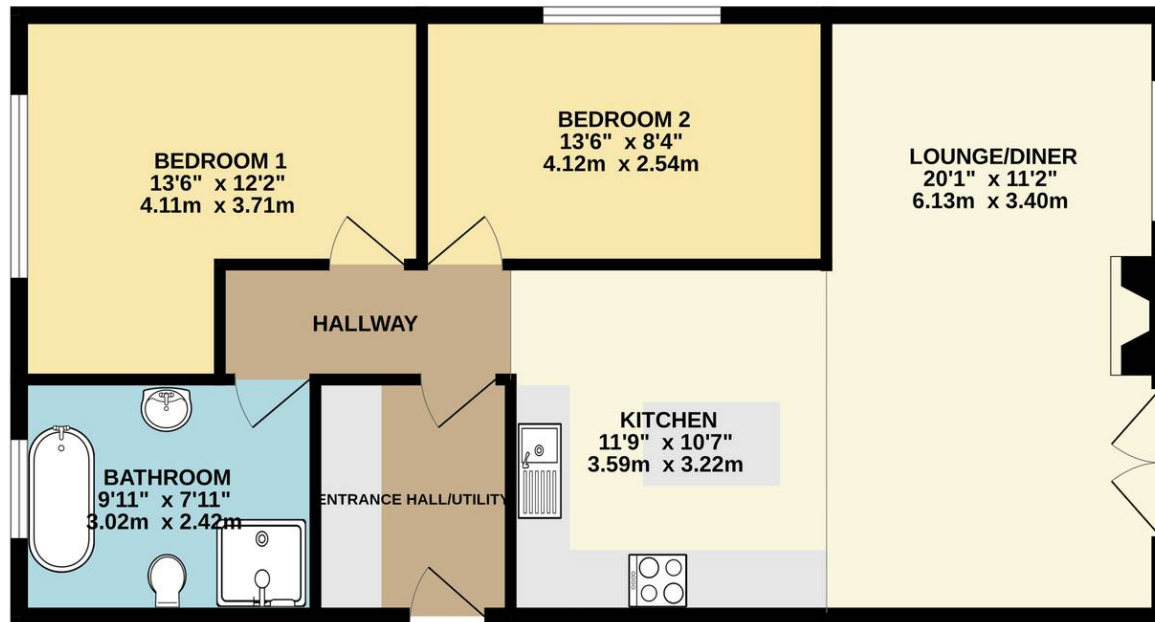
13' 5" x 8' 10" (4.10m x 2.70m)

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
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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