



65 Peasholm Drive, Scarborough, YO12 7NA

Guide Price £329,950

- *Detached three-bedroom family home*
- *Excellent potential for modernisation*
- *Close to Peasholm Park and Scarborough's North Bay beach*
- *Two well-proportioned reception rooms*
- *Family bathroom and separate WC*
- *Convenient for local amenities, schools and transport links*
- *Generous plot with front and rear gardens*
- *Popular and established residential location*
- *Driveway providing off-street parking*

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A spacious three-bedroom detached home in a sought-after location, offering two reception rooms, a fitted kitchen, family bathroom and separate WC. Occupying a generous plot with front and rear gardens, the property retains attractive period features and offers excellent potential for modernisation.



Council Tax Band: C



A Characterful Three Bedroom Detached Family Home in a Highly Sought-After Residential Location

Occupying a generous plot within a desirable residential setting, this attractive three-bedroom detached home offers spacious and well-proportioned accommodation extending to approximately 1,015 sq ft (94.3 sq m), combining period features with excellent potential for modernisation and personalisation.

The property is approached via a front garden and driveway, with a welcoming entrance hall providing access to the principal ground floor accommodation. To the front elevation, a bright and spacious lounge enjoys an attractive bay window overlooking the front garden, together with a feature fireplace creating an inviting focal point. To the rear, a separate living/dining room benefits from a pleasant garden aspect and direct access to the rear garden through a glazed conservatory-style entrance area, making it an ideal space for family living and entertaining.

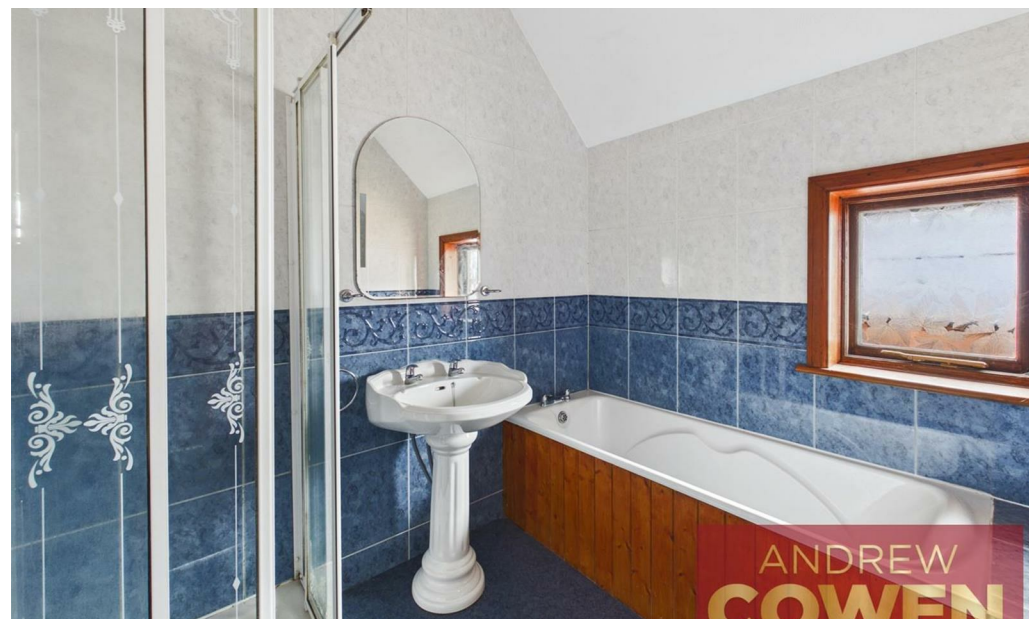
The fitted kitchen offers a comprehensive range of units and work surfaces, with scope for enhancement or reconfiguration subject to individual requirements. Completing the ground floor accommodation is a useful entrance hall with under-stairs storage.

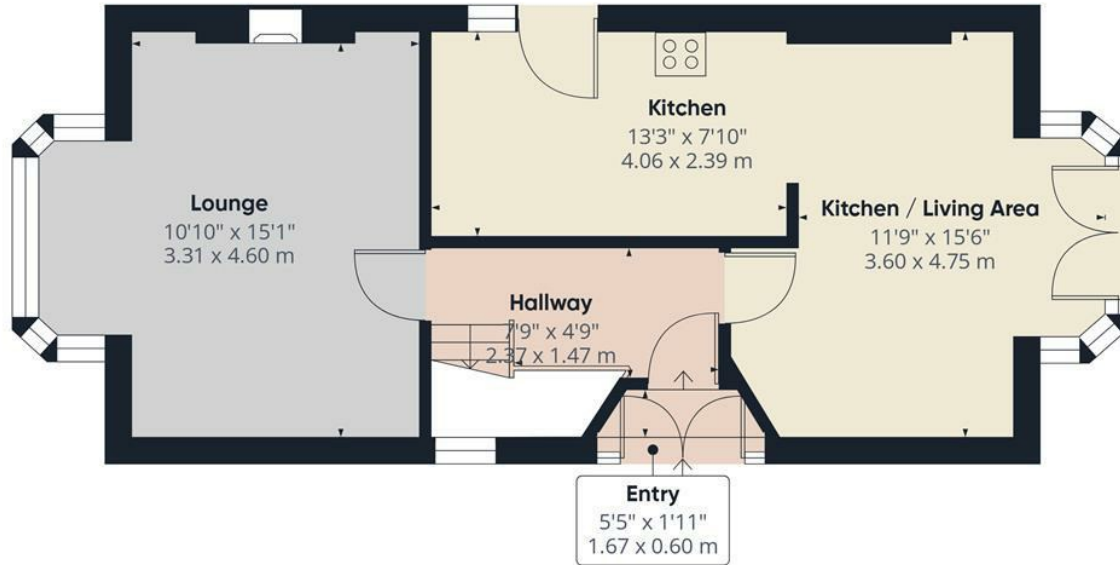
To the first floor, a generous landing leads to three well-proportioned bedrooms, including two spacious doubles and a further single bedroom, ideal for a child's room, home office or dressing room. The family bathroom is fitted with a four-piece suite comprising bath, separate shower enclosure, wash hand basin and WC, whilst a separate WC provides additional convenience for family living.

Externally, the property enjoys enclosed gardens to both the front and rear. The rear garden offers a good degree of privacy and provides ample space for outdoor entertaining, family activities or future landscaping projects. A detached timber outbuilding provides useful storage.

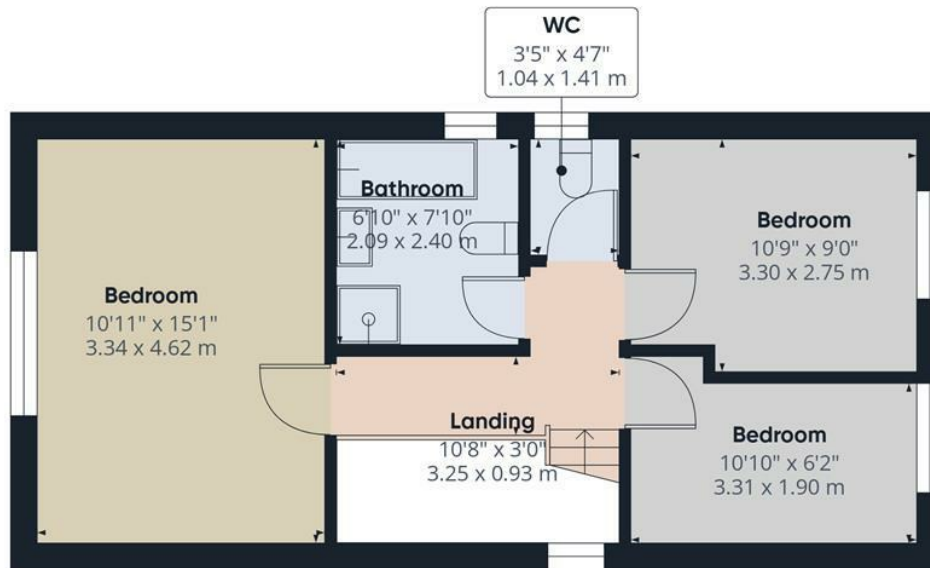
The property retains a wealth of character, including original timber internal doors, staircase and decorative features, whilst offering an excellent opportunity for a purchaser to update and create a superb family home tailored to their own tastes and requirements.

Ideally situated for local amenities, highly regarded schools, transport links and recreational facilities, this is a rare opportunity to acquire a substantial detached residence in a popular and established location.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1015 ft²

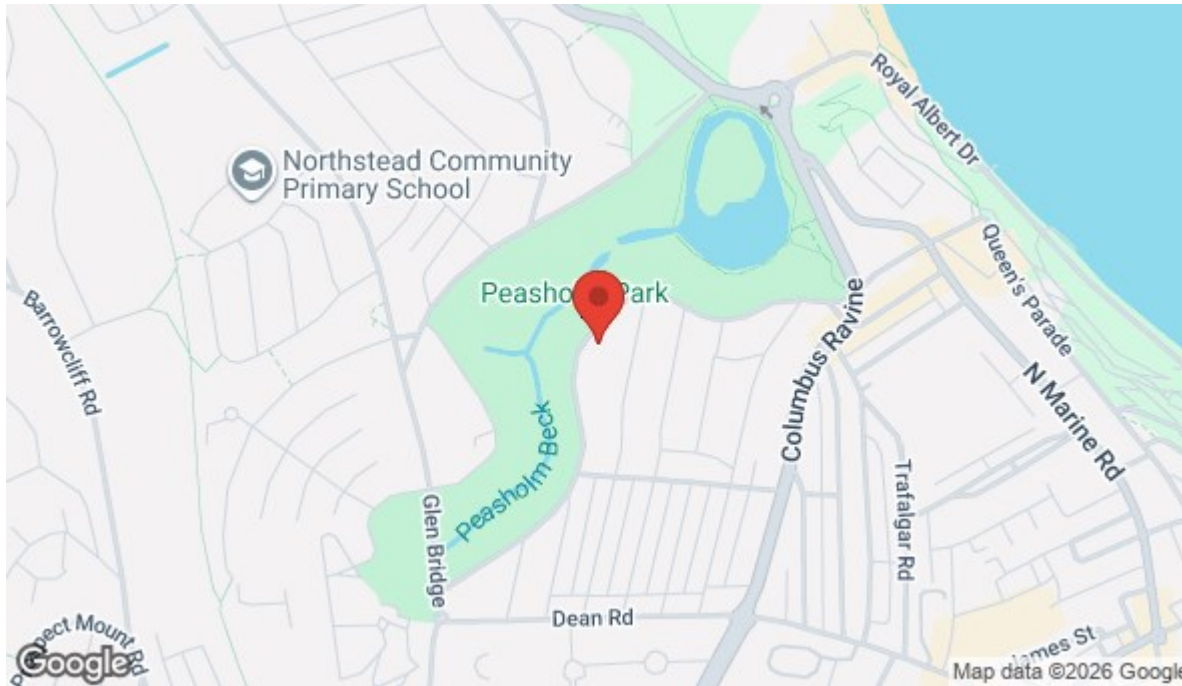
94.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewings

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