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3 The Spinney, Scarborough

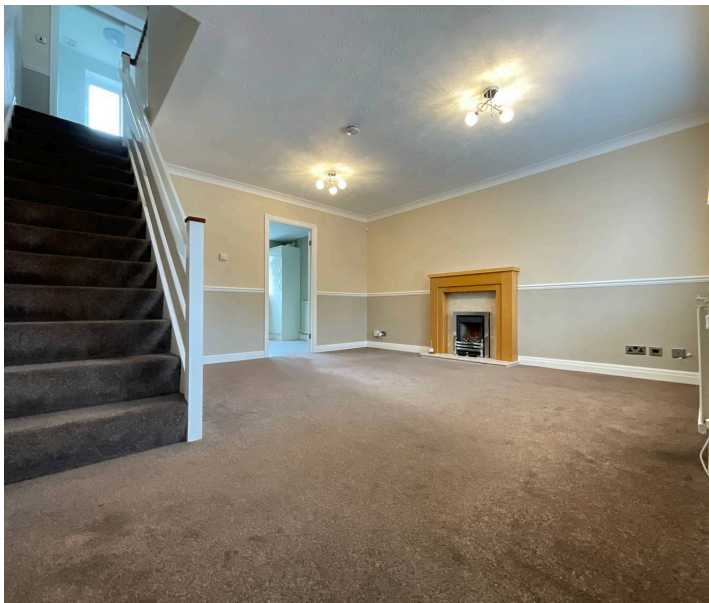
Guide Price £180,000



- THREE BEDROOM SEMI-DETACHED HOUSE
- GARAGE & DRIVEWAY
- NO ONWARD CHAIN
- FRONT & REAR GARDENS
- IMMACULATEDLY PRESENTED THROUGHOUT

We are delighted to offer to the market this immaculately presented three bedroom semi-detached house, offered to the market with no onward chain.

This impressive home boasts a spacious and welcoming layout, featuring a bright and airy living room that flows seamlessly into a modern, well-appointed kitchen and dining area - perfect for family gatherings or entertaining guests. Each of the three bedrooms is generously sized, providing comfortable accommodation and flexibility for family living, guest rooms, or a home office. The stylish bathroom/wet room is finished to a high standard, complementing the contemporary feel throughout the property. Practicality meets convenience with the inclusion of a garage and driveway, ensuring ample parking and additional storage options.



Located in a sought-after residential area, this home enjoys close proximity to local amenities, reputable schools, the hospital and excellent transport links, making it an ideal choice for families and professionals alike. With its pristine condition and thoughtful layout, this property offers a superb opportunity for buyers seeking a move-in ready home.

Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Council Tax band: C

Tenure: Freehold



ACCOMMODATION

GROUND FLOOR

Porch Entrance

3' 11" x 3' 11" (1.20m x 1.20m)

Living/Dining Room

14' 5" x 14' 9" (4.40m x 4.50m)

Kitchen/Breakfast Room

9' 2" x 14' 9" (2.80m x 4.50m)

FIRST FLOOR

Bedroom 1

13' 9" x 8' 6" (4.20m x 2.60m)

Bedroom 2

9' 10" x 8' 6" (3.00m x 2.60m)

Bedroom 3

8' 2" x 5' 11" (2.50m x 1.80m)

Bathroom

5' 7" x 5' 11" (1.70m x 1.80m)

Externally

To the front of the property lies a front garden with paved path leading to the front door. To the side of the property lies a driveway providing off-street parking for two vehicles and a single brick built garage. To the rear of the property you will find an enclosed and private rear garden with paved seating area.

HMRC INFORMATION

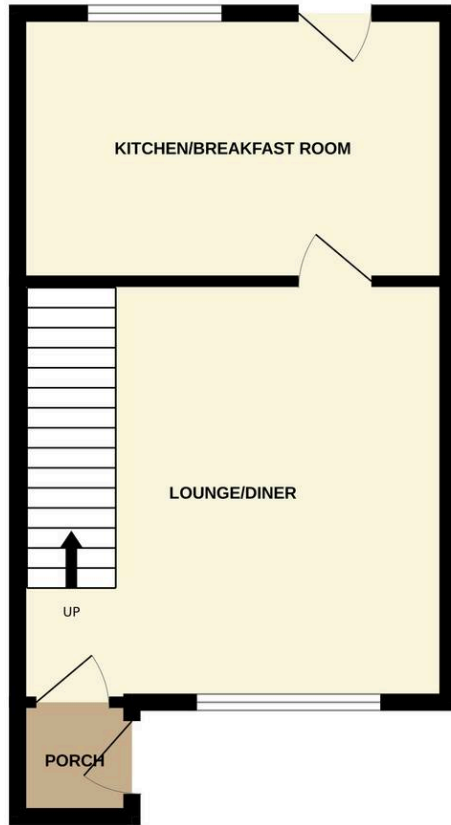
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

Details Prepared

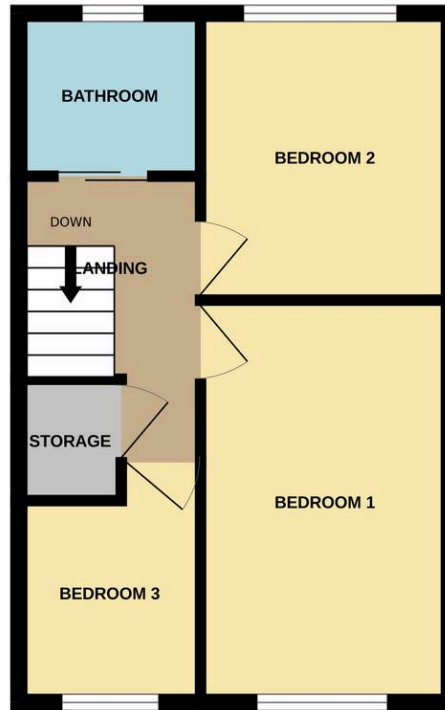
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GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 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
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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