ANDREW COWEN







65 Peasholm Drive, Scarborough, YO12 7NA

Offers In The Region Of £295,000

- *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 characterful three-bedroom detached family home occupying a generous plot in a highly sought-after residential location. Offering spacious and well-proportioned accommodation, the property retains a wealth of original features while requiring some upgrading and modernisation, presenting an excellent opportunity to create a superb home. Benefiting from two reception rooms, enclosed front and rear gardens, a private driveway and detached outbuilding, the property is ideally situated close to well-regarded schools, local amenities and transport links.

3 1 1 E

Council Tax Band: C





A Three-Bedroom Detached Family Home Offering Excellent Potential

Occupying a generous plot within a highly sought-after residential setting, this attractive three-bedroom detached home offers spacious and versatile accommodation. Retaining a wealth of original character and period features, the property is now in need of some upgrading and re modernisation, presenting an exciting opportunity for purchasers to create a superb family home tailored to their own tastes and requirements.

A welcoming entrance hall provides access to the principal reception rooms. To the front, the spacious bay-fronted lounge enjoys an abundance of natural light and features an attractive fireplace as its focal point. To the rear, a separate living/dining room overlooks the garden and opens into a glazed conservatory-style entrance, creating a wonderful space for family life and entertaining.

The fitted kitchen offers a range of wall and base units with ample work surface space and provides excellent scope for refurbishment or reconfiguration, subject to individual requirements.

To the first floor are three well-proportioned bedrooms, comprising two generous double bedrooms and a comfortable single bedroom, ideal as a child's bedroom, home office or dressing room. The family bathroom is fitted with a four-piece suite including a bath, separate shower enclosure, wash hand basin and WC, while a separate WC adds further convenience for family living.

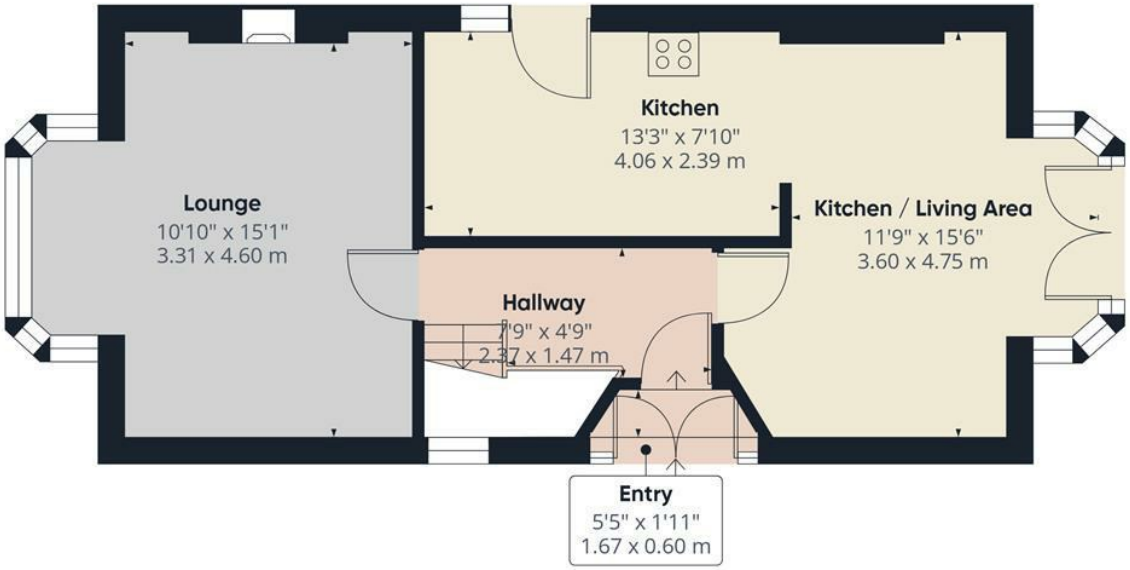
Externally, the property benefits from enclosed gardens to both the front and rear. The private rear garden provides an excellent space for outdoor entertaining, family enjoyment or future landscaping, while a detached timber outbuilding offers useful external storage. A private driveway to the front completes the property.

Although the property would now benefit from upgrading and renovation throughout, it retains many attractive original features, including timber internal doors, staircase and decorative detailing, offering the perfect canvas for sympathetic restoration and modernisation.

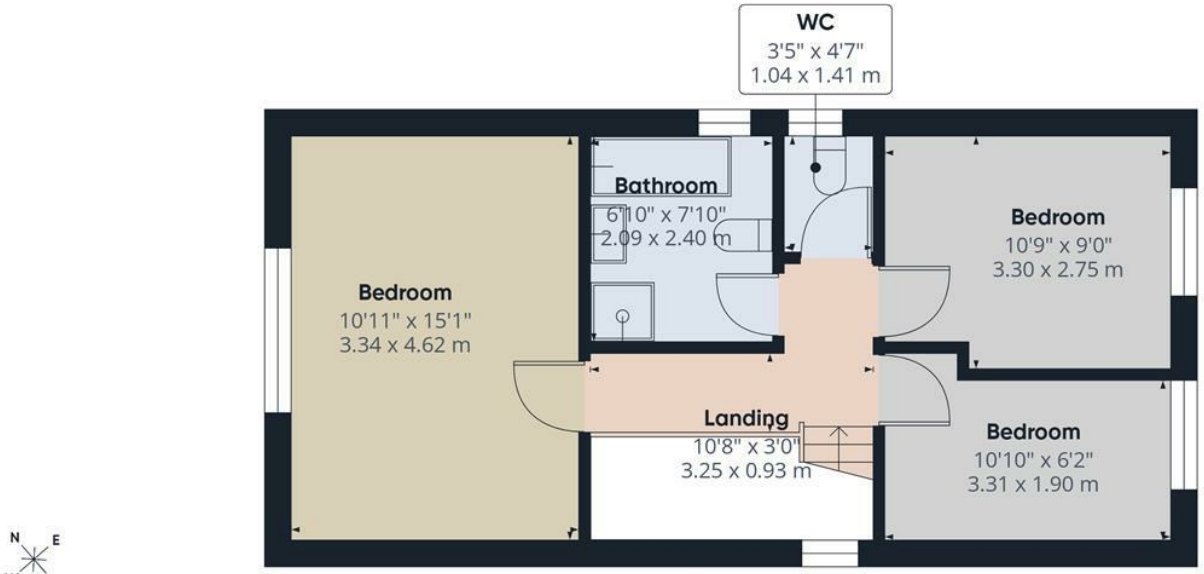
Ideally situated close to well-regarded schools, local amenities, transport links and recreational facilities, this is a rare opportunity to acquire a substantial detached home with outstanding potential in one of the area's most desirable residential locations.







Floor 0



Floor 1

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SALES - LETTINGS - MANAGEMENT

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.

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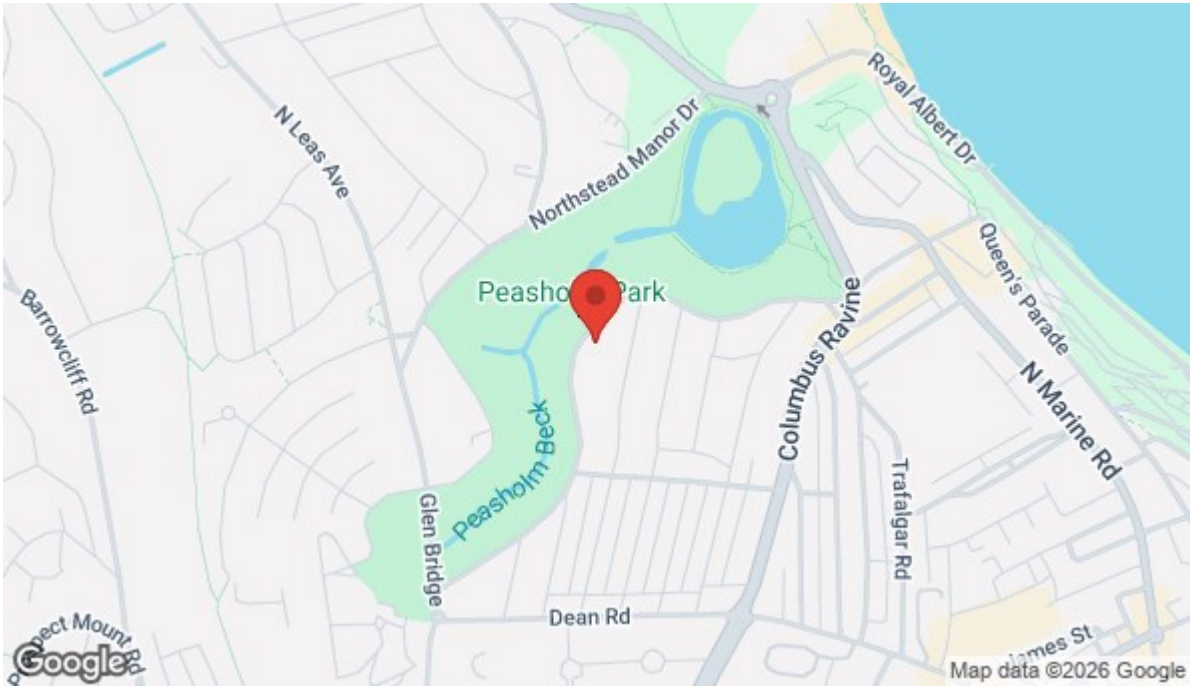

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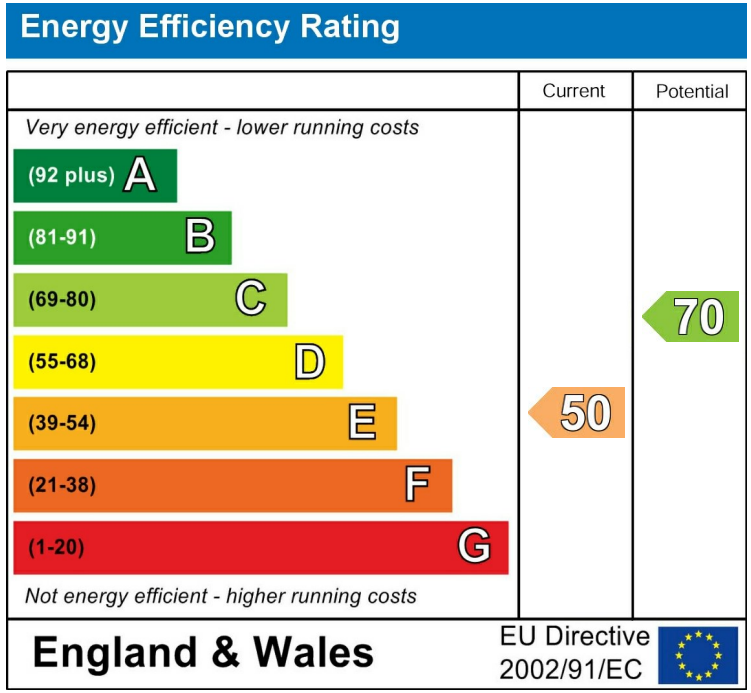

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