





2 Kingston Grove

Scarborough

- THREE BEDROOM SEMI DETACHED HOUSE
- DOUBLE DOORS TO GARDEN FROM THE KITCHEN
- LOUNGE WITH BAY WINDOW AND FIREPLACE
- GENEROUS FRONT AND REAR GARDENS
- SINGLE CAR DRIVEWAY
- DETACHED GARAGE WITH POWER
- NO ONWARD CHAIN

We are delighted to present this charming three bedroom semi-detached house, offering a wonderful blend of comfort and practicality in a sought-after residential area.

The property welcomes you with a spacious lounge, beautifully enhanced by a bay window that floods the room with natural light, and a feature fireplace that creates a warm and inviting atmosphere. The kitchen is thoughtfully designed for both every-day living and entertaining, featuring double doors that open seamlessly to the garden, perfect for indoor-outdoor living. Each of the three bedrooms is generously proportioned, providing ample space for family life, guests, or a home office.

Additional highlights include a single car driveway for convenient off-street parking and a detached garage with power, offering excellent storage or workshop potential. With generous front and rear gardens, this home is ideal for those seeking a peaceful retreat while still enjoying easy access to local amenities. Offered to the market with no onward chain, this property presents an outstanding opportunity for buyers looking to move swiftly. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.





GROUND FLOOR

Entrance Hall

Kitchen

18' 8" x 9' 10" (5.70m x 3.00m)

Lounge

14' 5" x 11' 10" (4.40m x 3.60m)

FIRST FLOOR

Landing

Bedroom

13' 5" x 11' 6" (4.10m x 3.50m)

Bedroom

11' 2" x 10' 10" (3.40m x 3.30m)

Bedroom

10' 6" x 7' 3" (3.20m x 2.20m)

Bathroom

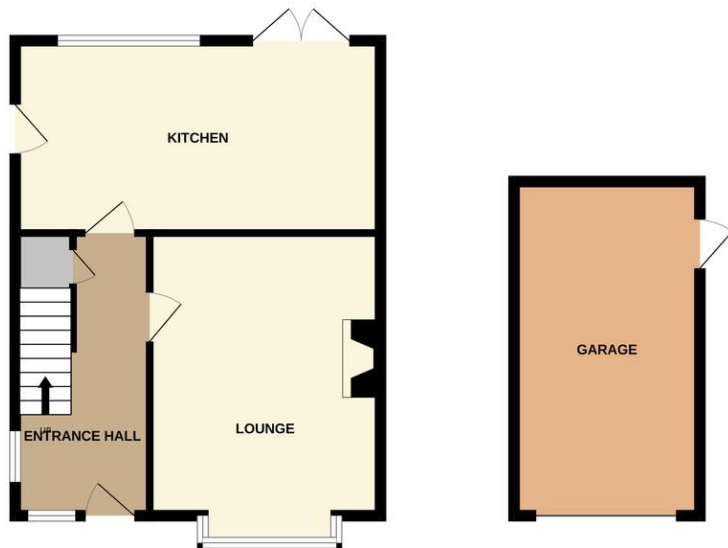
8' 10" x 8' 2" (2.70m x 2.50m)

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
618 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 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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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