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17 Victoria Park Avenue, Scarborough

Guide Price £150,000



17 Victoria Park Avenue

Scarborough, Scarborough

- Mid terraced House
- Two reception Rooms
- Three bedrooms
- Front forecourt and rear yard
- Sought after Peasholm Location
- Gas heated and double glazed

Step inside this charming 3-bedroom terraced house in the sought-after Peasholm location. The mid-terraced property boasts a warm and welcoming vibe, perfect for those seeking a comfortable family home.

As you enter, you are greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing after a long day. The layout flows effortlessly into the three cosy bedrooms, each offering a unique space to unwind and recharge.

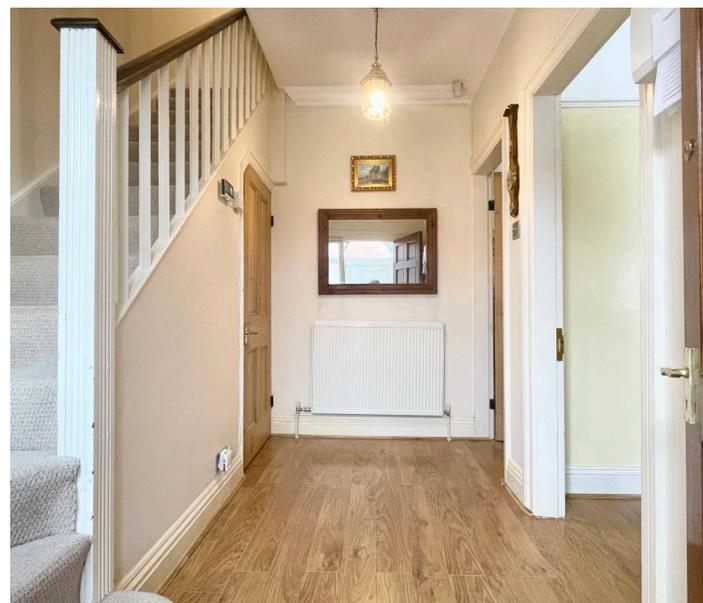
The property features a front forecourt and rear yard, providing a touch of outdoor space to enjoy. With gas heating and double glazing throughout, this home ensures comfort and efficiency all year round.

Don't miss the opportunity to explore this delightful property with its convenient location and inviting atmosphere. Whether you're looking for a family-friendly space or a cosy retreat, this house has something for everyone. Book a viewing today by calling 01723 352235 or visit www.cphproperty.co.uk. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Entrance Hall

10' 2" x 4' 11" (3.10m x 1.50m)

Lounge

13' 9" x 11' 6" (4.20m x 3.50m)

Dining Room

11' 6" x 11' 6" (3.50m x 3.50m)

Kitchen

8' 2" x 7' 10" (2.50m x 2.40m)

Utility

8' 2" x 7' 3" (2.50m x 2.20m)

First Floor Landing

11' 2" x 5' 11" (3.40m x 1.80m)

Bedroom One

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

Bedroom Two

11' 6" x 11' 6" (3.50m x 3.50m)

Bedroom Three

7' 10" x 7' 7" (2.40m x 2.30m)



Bathroom

7' 10" x 5' 7" (2.40m x 1.70m)

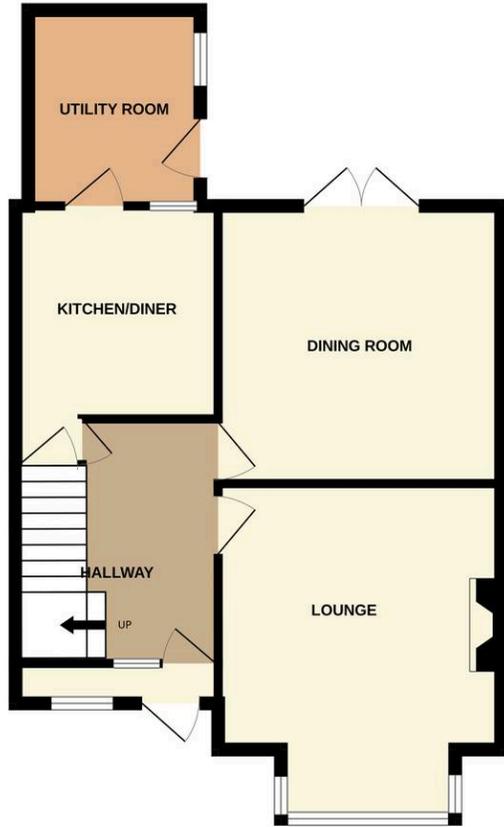
Outside

The property benefits from a forecourt area to the front and to the rear a handy enclosed rear yard.

HMRC DISCLAIMER

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



1ST FLOOR



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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 ☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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