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45 Scholes Park Road, Scarborough
£235,000



- THREE BEDROOM SEM-DETACHED HOUSE
- POPULAR NORTH SIDE LOCATION A STONES THROW AWAY FROM THE NORTH BAY
- OFF-STREET PARKING & GARAGE
- OPEN PLAN KITCHEN/DINER
- LOFT ROOM/HOBBIES ROOM/POSSIBLE OFFICE

We are delighted to present this charming three-bedroom semi-detached house, perfectly positioned in a highly sought-after north side location just a stone's throw from the picturesque North Bay.

This inviting home boasts a spacious and versatile layout, ideal for modern family living. Step inside to discover a welcoming entrance that leads into a beautifully appointed open plan kitchen and dining area, designed to be the heart of the home and perfect for both every-day meals and entertaining guests, the separate lounge offers a bay window and log burner ideal for cosy nights by the fire. The property offers three well-proportioned bedrooms, each filled with natural light, as well as a stylish family bathroom. A standout feature is the generous loft room, which provides excellent flexibility as a hobbies space, home office, or additional guest room, catering to a variety of lifestyle needs.

Additional conveniences include off-street parking and a garage, ensuring practical living and peace of mind. Situated within easy reach of local amenities, schools, and the stunning North Bay, this property offers an enviable blend of comfort and location. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





GROUND FLOOR

Living Room

12' 2" x 11' 2" (3.70m x 3.40m)

Dining Room

10' 6" x 10' 6" (3.20m x 3.20m)

Kitchen

12' 6" x 7' 3" (3.80m x 2.20m)

Porch

8' 6" x 3' 3" (2.60m x 1.00m)

FIRST FLOOR

Bedroom 1

12' 10" x 10' 10" (3.90m x 3.30m)

Bedroom 2

10' 6" x 10' 6" (3.20m x 3.20m)

Bedroom 3

6' 11" x 6' 11" (2.10m x 2.10m)

Loft Room

9' 2" x 11' 10" (2.80m x 3.60m)

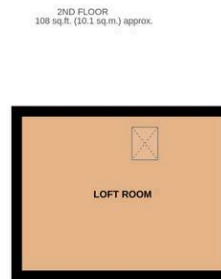
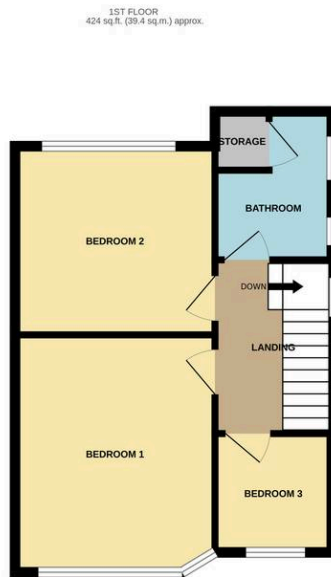
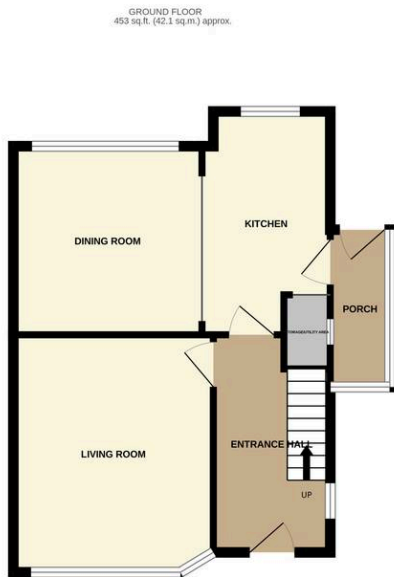
Externally

To the front of the property lies a private front garden which is mainly paved with planted borders. To the rear of the property lies a rear garden laid mainly to lawn with a single garage and driveway.

Details Prepared

AB280426





TOTAL FLOOR AREA : 986 sq.ft. (91.6 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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