



**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

52 Prospect Park, Scarborough

Offers Over £240,000



- BRIGHT IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE
- CASTLE & SEA VIEWS TO THE FRONT
- NO ONWARD CHAIN
- OFF-STREET PARKING FOR THREE CARS & GARAGE
- LOW MAINTENANCE FRONT AND REAR GARDENS
- NEW GAS COMBI BOILER; NEW KITCHEN ; NEW DOUBLE GLAZING AND DOORS
- CONSERVATORY

We are delighted to present this immaculately presented three bedroom semi-detached house, offering a rare combination of stylish interiors and captivating castle and town views to the front.

This inviting home boasts a spacious and thoughtfully arranged layout, with a welcoming entrance hall leading to a bright and airy living room that perfectly frames the picturesque outlook. The modern kitchen is finished to a high standard and is well-suited to both family meals and entertaining guests. With the addition of the sizeable conservatory this property offers ample space for relaxation or growing families. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, with the principal bedroom enjoying those impressive views. The family bathroom is elegantly appointed, offering a tranquil space to unwind.

Benefiting from no onward chain, this property is ready for immediate occupation and is ideal for buyers seeking a seamless move. The inclusion of off-street parking and a garage adds practical convenience, ensuring ease for busy households.

Located within easy reach of local amenities, reputable schools, and excellent transport links, this attractive home offers a superb lifestyle opportunity in a sought-after area. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.





## ACCOMMODATION

### GROUND FLOOR

#### Living Room

10' 6" x 12' 2" (3.20m x 3.70m)

#### Dining Room

12' 6" x 11' 6" (3.80m x 3.50m)

#### Kitchen

8' 10" x 7' 7" (2.70m x 2.30m)

#### Conservatory

9' 6" x 10' 6" (2.90m x 3.20m)

### FIRST FLOOR

#### Bedroom 1

11' 6" x 11' 2" (3.50m x 3.40m)

#### Bedroom 2

11' 6" x 11' 2" (3.50m x 3.40m)

#### Bedroom 3

6' 7" x 6' 11" (2.00m x 2.10m)

#### Bathroom

8' 2" x 6' 11" (2.50m x 2.10m)

#### Externally

To the front of and side of the property lies a grassed and planted garden with stone paved steps leading to the front door. To the rear of the property lies an enclosed and private rear garden with planted borders, stoned seating area and lawn. This property also benefits from a driveway providing off-street parking for up to three vehicles and a single detached garage.

#### HMRC DISCLAIMER

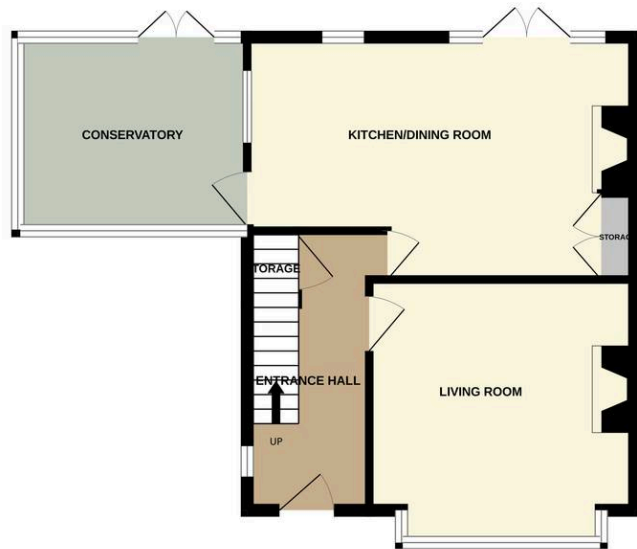
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

Details Prepared

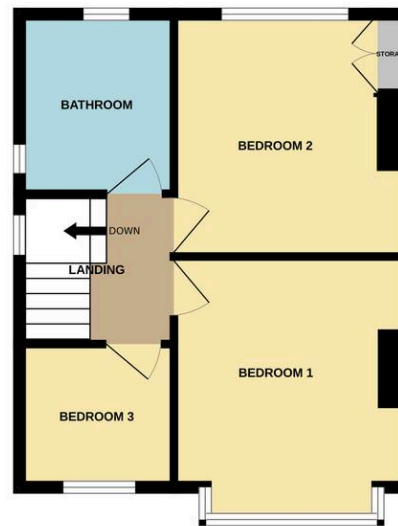
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GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 864 sq.ft. (80.3 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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With you every step of the way



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