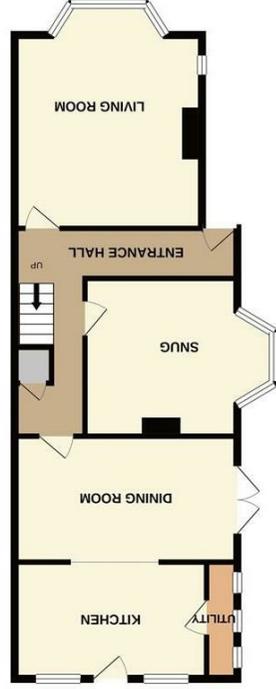


NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for purpose whatsoever and accordingly neither their accuracy 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



Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and 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. ©2021



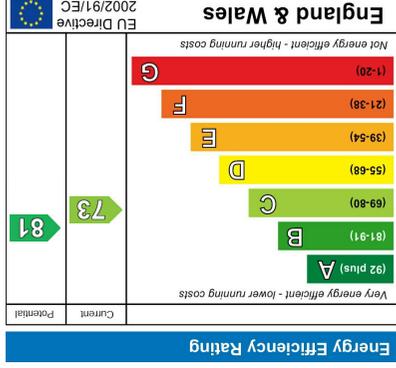
GROUND FLOOR



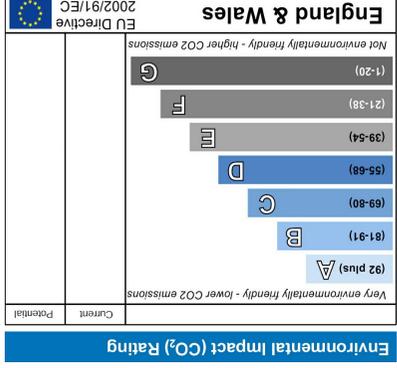
1ST FLOOR



2ND FLOOR



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



11 Park Avenue, Scarborough YO12 4AG  
Offers In Excess Of £300,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS

+++This INTERESTINGLY ATTRACTIVE, DECEPTIVELY SPACIOUS AND IMPOSING CIRCA 1906 SEMI-DETACHED FAMILY HOME which OFFERS ENVIABLE far reaching Town, Castle and SEA VIEWS and really must be viewed internally to appreciate what is on offer. The property also provides GENEROUS LIVING ACCOMMODATION with FIVE BEDROOMS, THREE RECEPTION ROOMS, TWO EN-SUITES, SPACIOUS ATTIC OCCASIONAL BEDROOM/HOBBIES ROOM and a MULTI-LEVEL PAVED GARDEN+++The well-proportioned accommodation briefly comprises of a generous entrance hall with stairs leading to the first floor landing, a spacious bay fronted living room with open aspect views towards the town/Sea and a feature fireplace, a snug/study room with a gas fire, a dining room with double doors to the gardens and an opening to a breakfast kitchen with an integrated oven and a utility room/WC. To the first floor of the property lies a landing with further stairs to the attic level, a bay fronted master bedroom with fitted wardrobes and an en-suite shower room, a double bedroom with open aspect views, two further bedrooms and a white four-piece bathroom suite with a separate corner shower. Furthermore, to the attic level lies generous fifth bedroom with an office space and en-suite shower room. Externally, the property offers multi-level paved gardens with open aspect views towards the Sea and a garden shed

providing power. The property does also benefit from double glazing throughout with some triple glazing, gas central heating and owned solar panels which generate an income of approximately £200 per annum. The vendor does also own a garage within proximity to the property which can be included with the sale (subject to separate negotiations). Being located close to the ever popular Steyne area the house affords excellent access to a good range of amenities including Scarborough Hospital, Fatsgrange shopping parade and a choice of popular drinking/eating establishments therein.





ACCOMMODATION:

GROUND FLOOR

Entrance Hall

Living Room  
16'5" into bay x 13'9"

Snug  
15'9" x 11'6"

Dining Room  
17'5" x 9'2"

Kitchen  
14'1" x 8'2"

Utility/WC  
8'6" x 2'4"

FIRST FLOOR

Landing

Master Bedroom  
13'5" x 11'10"

En-suite to Master  
8'10" x 3'3"

Bedroom Two  
16'1" x 12'10"

Bedroom Three  
12'6" x 8'2"

Bedroom Four  
10'6" x 7'3"

Bathroom  
8'10" x 7'3"

SECOND FLOOR

Bedroom Five

En-suite to Bedroom Five  
8'10" x 4'11"

Details Prepared  
TLAB/100921



Interested? Get in touch:

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