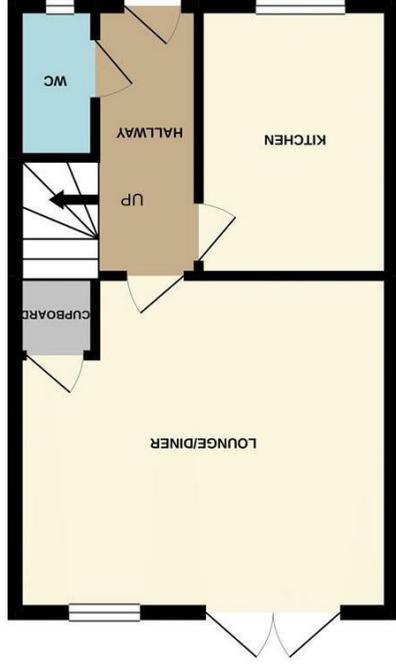


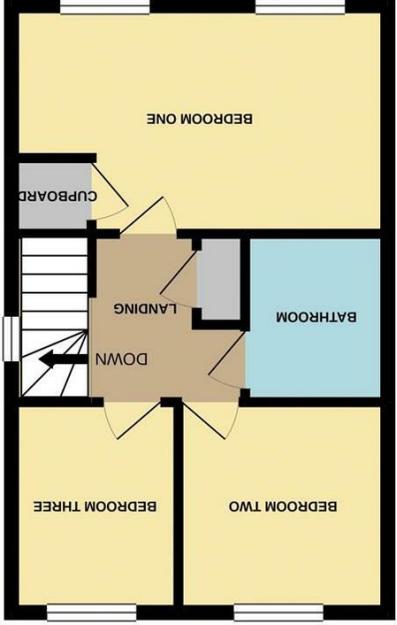
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy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



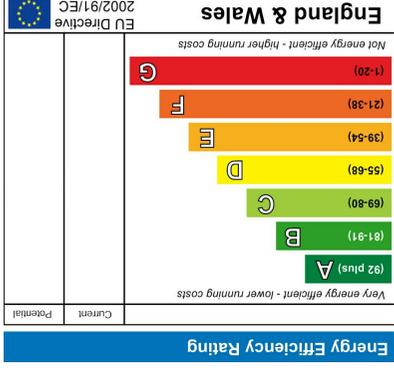
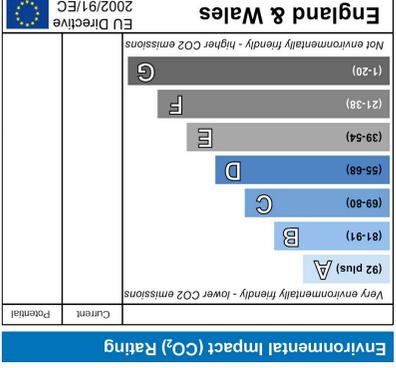
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency can be given.



GROUND FLOOR



1ST FLOOR



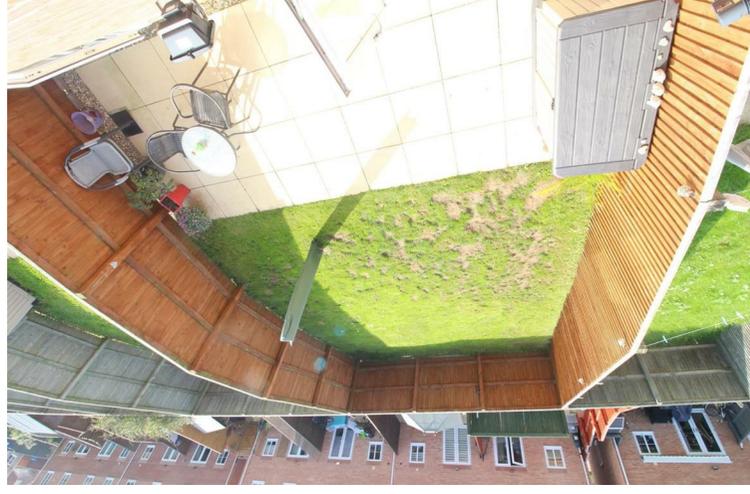
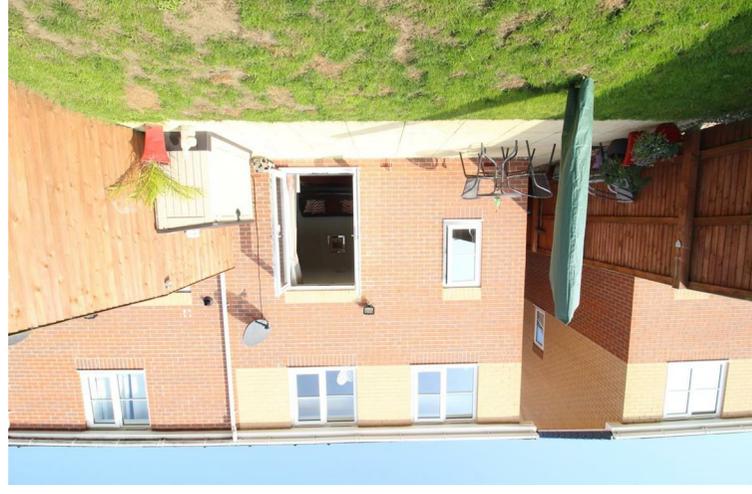


40 Blueberry Way, Scarborough YO12 4AU
Offers In Excess Of £150,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS

+++ CPH are delighted to be presenting to the market this WELL PRESENTED, THREE BEDROOM END-OF-TERRACE home which would be well suited to the FIRST TIME BUYER/INVESTOR and was built approximately SIX YEARS ago, with approximately FOUR YEARS NHBC warranty still remaining, giving any prospective purchaser piece of mind. The property benefits from MODERN ACCOMMODATION, OFF-STREET PARKING, LAWNNED GARDENS and OPEN ASPECT views towards Oliver's Mount+++ in our opinion this home is offered to the market in good order throughout offering uPVC double glazing, gas central heating via a combi boiler and having contemporary fixtures and fittings within the kitchen and bathroom suite.

The accommodation itself briefly comprises of, to the ground floor, an entrance hall with downstairs cloak room, kitchen with fitted units and integrated appliances and a lounge/diner with double doors leading out to the rear garden. To the first floor are three bedrooms and a family three piece bathroom suite. To the outside of the home is off road parking for approximately two cars to the front and to the rear is a lawn garden with secure fence border providing views towards Oliver's Mount and the surrounding areas. Situated on the 'Oliver's Heights' development just off Seamer Road this property offers access to a wealth of amenities including supermarkets and bus routes into and out of Scarborough Town while being within close proximity of popular Schools which will make this appeal to numerous types of buyers including First Time Buyers. Buy to let investors and Families looking to up or downsize. Internal viewing is highly recommended and can be arranged through our friendly office team at CPH on 01723 352235.





ACCOMODATION:

GROUND FLOOR

Entrance Hall
12'6" x 3'3"

Lounge/Diner
15'5" x 11'2" max

Kitchen
10'6" x 7'3"

FIRST FLOOR

Landing
9'10" x 5'11"

Bedroom One
15'1" max x 8'6" max

Bedroom Two
8'6" x 7'10"

Bedroom Three
8'6" x 6'11"

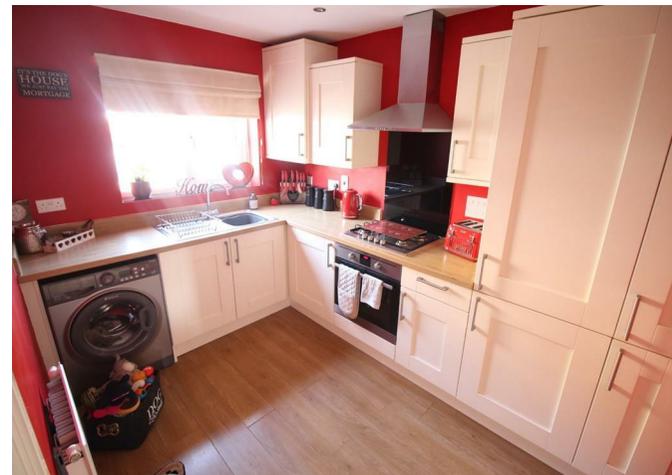
Bathroom
6'3" x 4'11"

OTHER:

External

To the front of the property lies a driveway providing off-street parking and to the rear of the property lies a garden laid mainly to lawn with a paved patio and fenced boundaries.

Details Prepared
TLAB/100921



Interested? Get in touch:

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CPH