



4 Almond Grove, Scarborough, YO12 5QG
Offers Over £190,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM SEMI-DETACHED HOME
- GREAT DECORATIVE ORDER
- A 23 FOOT OPEN LOUNGE/DINER
- OFF-STREET PARKING AND DETACHED GARAGE
- ENCLOSED LAWNED GARDENS
- POPULAR MANOR ROAD RESIDENTIAL LOCATION

Situated within the highly sought after MANOR ROAD area of Scarborough this THREE BEDROOM SEMI-DETACHED HOME is offered to the market in GREAT DECORATIVE order with OFF-STREET PARKING, GARAGE, LAWNED GARDENS and DISTANT SEA/CASTLE views from the first floor.

'In our opinion' the property is offered to the market in great decorative order and comprises on the ground floor of; an entrance hallway with stairs to the first floor, a spacious 23 foot open lounge/diner with a fireplace and windows to dual aspects and a modern kitchen fitted with a range of units and integrated appliances. To the first floor of the property lies a landing, two double bedrooms, a further bedroom and a white three-piece suite bathroom. Externally, to the front of the property lies a planted garden with a block paved driveway providing off-street parking and leading down the side of the property to a detached garage. To the rear of the property lies a garden laid mainly to lawn which is enclosed by fencing and walled boundaries.



This property is located on Almond Grove which is within the Manor Road area to the North of Scarborough. A variety of amenities lay at hand within the area including eateries, a popular Public House, local shops, Manor Road Play Park, schools and Scarborough Hospital.

Internal viewing really is a MUST to fully appreciate all the space, setting and finish on offer within this lovely home. To arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on www.cphproperty.co.uk



ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

Open Plan Lounge/Dining Room

23'7" max x 11'9" max

Kitchen

10'9" x 8'10"

FIRST FLOOR

Landing

Bedroom One

13'1" x 11'1"

Bedroom Two

11'1" x 10'9"

Bedroom Three

9'2" max x 6'6" max

Bathroom

7'2" x 6'6"

OTHER:

External

To the front of the property lies a planted garden with a block paved driveway providing off-street parking and leading down the side of the property to a detached garage. To the rear of the property lies a garden laid mainly to lawn which is enclosed by fencing and walled boundaries.

Garage

A detached garage of brick construction with a service door to the side.

Details Prepared

TLAB/010722



Interested? Get in touch:

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www.cphproperty.co.uk

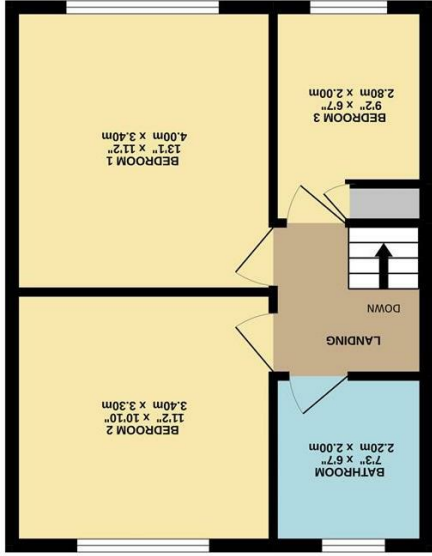
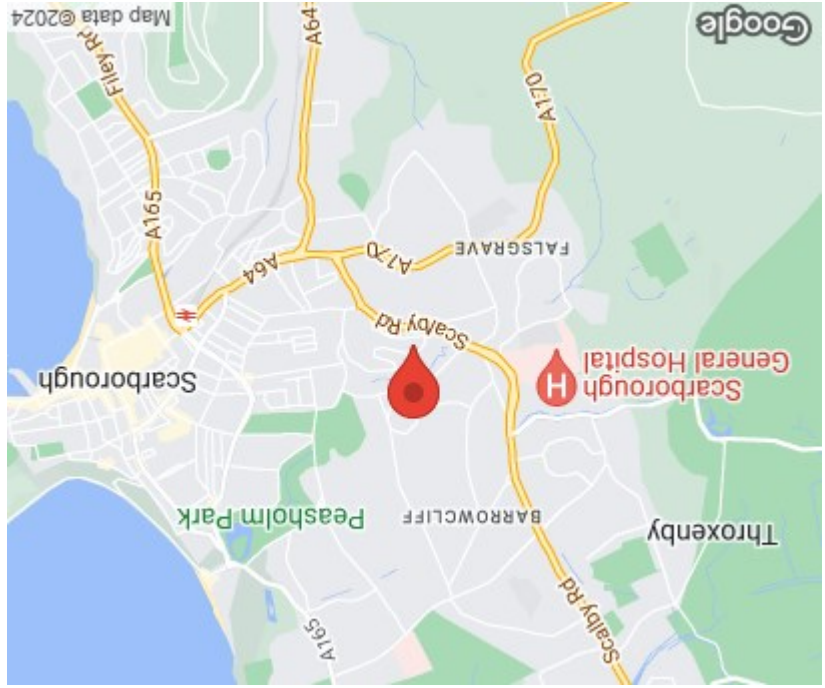
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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

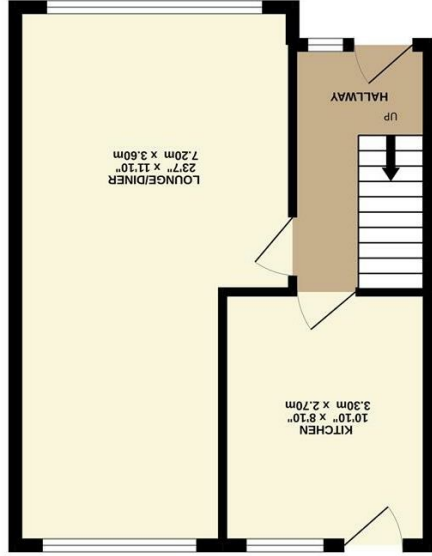


England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Current	Potential



1ST FLOOR
 408 sq.ft. (37.9 sq.m.) approx.



GROUND FLOOR
 398 sq.ft. (37.0 sq.m.) approx.

TOTAL FLOOR AREA: 806 sq.ft. (74.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and other items are approximate and no responsibility is taken for any 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 is made with respect to their operation or efficiency can be given.