



15 Mayfield Avenue, Scarborough, YO12 6DF  
Asking Price £315,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- THREE BEDROOM DETACHED DORMER BUNGALOW
- TWO RECEPTION ROOMS
- SPACIOUS MASTER BEDROOM WITH EN-SUITE
- GENEROUS PATIO GARDENS
- OFF-STREET PARKING AND GARAGE
- POPULAR NORTH SIDE LOCATION

Situated within a CUL-DE-SAC on Scarborough's ever popular NORTH SIDE is this THREE BEDROOM DETACHED DORMER BUNGALOW which provides VERSATILE LIVING ARRANGEMENTS with TWO RECEPTION ROOMS, a GENEROUS MASTER BEDROOM with an EN-SUITE, WELL-PRESENTED PATIO GARDENS, OFF-STREET PARKING and a GARAGE.

The accommodation comprises internally on the ground floor; entrance hallway with stairs to the first floor, a bay fronted lounge, a separate dining room, a spacious breakfast kitchen fitted with a range of units, a downstairs double bedroom and a modern 'walk-in' style shower room. Furthermore, to the first floor lies a master bedroom with a spacious en-suite bathroom and the second bedroom. Externally, the property benefits from well-presented patio gardens with lawn, a vegetable patch, off-street parking for multiple cars and a garage. To the rear garden also lies an electric remote controlled awning which provides shaded seating to the patio area.



Being located on the North Side of Scarborough the property affords excellent access to a supermarket, public house/restaurant, golf course as well as Scarborough's North Bay, the beach and excellent coastal walks along the Cleveland Way. The property is within the catchment area for a variety of well regarded primary and secondary schools.

Early internal viewing is a MUST and can be arranged via our friendly team in the office on 01723 352235 or by visiting our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)



ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

Lounge

16'4" x 14'9"

Dining Room

13'5" x 11'5"

Breakfast Kitchen/Diner

16'8" x 11'9"

Bedroom Three

12'1" x 9'10"

Shower Room

7'10" x 5'10"

FIRST FLOOR

Landing

Master Bedroom

15'5" x 13'5"

En-suite to the Master

13'1" max x 11'9" max

Bedroom Two

12'5" x 10'5"

Details Prepared

TLAB/190722



Interested? Get in touch:

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**CPH**

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 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
Not energy efficient - higher running costs	
Current	81
Potential	64

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not environmentally friendly - higher CO2 emissions	
Current	
Potential	

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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