



211 Prospect Road, Scarborough, YO12 7LE
Offers Over £190,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- SPACIOUS FOUR BEDROOM TERRACED HOME
- IDEAL FIRST TIME BUY/FAMILY HOME
- TWO RECEPTION ROOMS
- REAR YARD AND GARAGE
- LOCATED WITHIN SCARBOROUGH TOWN CENTRE

CPH are delighted to be presenting to the market this GENEROUSLY SIZED and CHARACTERFUL TERRACED HOUSE which offers GENEROUS LIVING THROUGHOUT including a SPACIOUS OPEN PLAN KITCHEN/DINER, FOUR DOUBLE BEDROOMS and a GARAGE.

The accommodation itself briefly comprises of an entrance porch leading into the entrance hallway giving access to the lounge which has dividing Oak doors to a dining/reception room, a spacious breakfast/dining kitchen and to the rear of the ground floor is a downstairs W.C. and access to the garage and rear yard. To the first floor are Three double bedrooms and family house shower room with a walk-in shower and a further staircase leading up to the loft space which provides the fourth double bedroom. To the front of the property is a paved courtyard with seating area and planted features setting the property back from the road and to the rear is a storage shed, lean to garage and further paved courtyard.

The property is well located in the popular, Manor Road residential area, well placed for a range of amenities including local shop, popular junior school, doctors surgery, supermarket, Manor Road Park and children's play area. A little further, within easy reach, is Scarborough hospital, a choice of further schools and colleges, two supermarkets and Scarborough town centre itself making this property an ideal First time buy or family home.

The property 'in our opinion; is packed with characterful features including exposed wood flooring as well as also benefiting from gas central heating, uPVC double glazing throughout and is presented beautifully throughout.

INTERNAL VIEWING is highly recommended to fully appreciate the space, setting and features on offer from this deceptively spacious home. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION:

GROUND FLOOR

Entrance Hall

Hallway

Lounge

14'11" to bay x 13'3" max

Dining Room

12'2" x 11'3" max

Kitchen

19'7" x 10'5"

Rear Porch

WC

4'5" x 3'4"

FIRST FLOOR

Landing

Bedroom One

12'0" x 11'8"

Bedroom Two

12'2" x 10'0"

Bedroom Three

9'6" x 10'4" max

Bathroom

9'6" max x 6'0"

ATTIC LEVEL

Bedroom Four

12'5" x 15'10"

Details Prepared

TLAB/250522



Interested? Get in touch:

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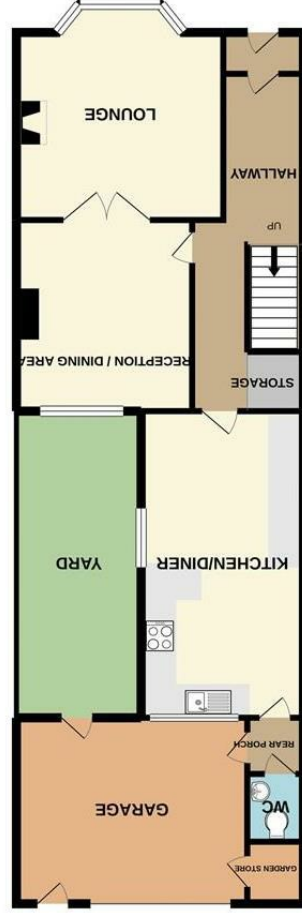
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any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



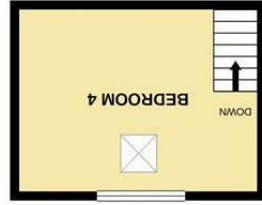
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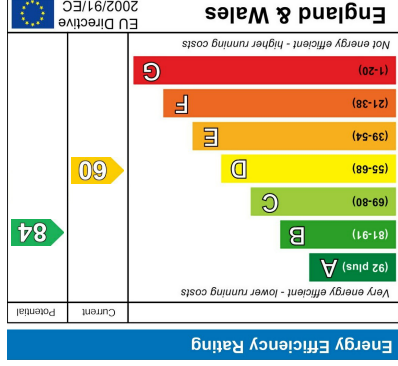
GROUND FLOOR



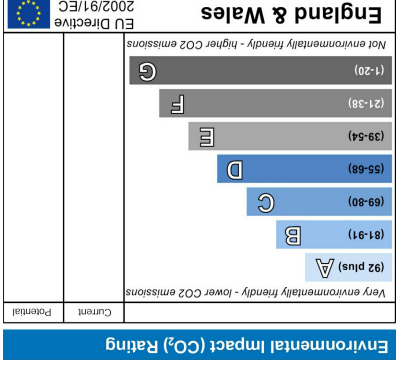
1ST FLOOR



ATTIC LEVEL



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

