



10 Lonsdale Road, Scarborough YO11 2QY
Offers In The Region Of £425,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- FOUR BEDROOM PERIOD TOWNHOUSE
- WELL LAID OUT OVER THREE FLOORS
- LOW-MAINTENANCE COURTYARD GARDENS
- LOCATED ON SCARBOROUGH'S SOUTH SIDE
- THREE BATHROOMS
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

CPH are delighted to be bring to the market this CHARACTERFUL FOUR BEDROOM PERIOD TOWNHOUSE which occupies a great position in the SOUTH SIDE of SCARBOROUGH. The property is well laid out over THREE FLOORS with THREE BATHROOMS, UTILITY ROOM and COURTYARD GARDENS.

The property has been well maintained and has recently been modernised throughout benefitting from a new roof, gas central heating and uPVC double glazing. The property is accessed via an entrance porch to the ground floor which opens up to a welcoming entrance hall, a box bay fronted lounge with a log burner which is open plan to a modern kitchen/diner, utility room and ground floor shower room with W/C. To the first floor lies a landing with further stairs to the second floor, two double bedrooms and the modern bathroom with white three-piece suite. To the second floor lies a landing with two further double bedrooms and a modern shower room. Externally, the front of the property benefits from a gated courtyard and the rear of the property offers a generous low maintenance yard.



Well located on Scarborough's South Cliff the property affords excellent access to a wide range of attractions and amenities including local shops and supermarket on Ramshill shopping parade, The Esplanade, Scarborough Spa and conference Centre, Italian gardens and the cliff lift down to Scarborough's South Bay and the beach.

Early internal viewing is truly a must in order to fully appreciate the space, setting and finish on offer from this period townhouse. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk



ACCOMMODATION

GROUND FLOOR

Porch

Hallway

Living Room
16'8" x 13'6"

Kitchen/Diner
18'3" x 12'9"

Utility Room
10'4" x 8'6"

Bathroom
8'5" x 5'10"

FIRST FLOOR

Bedroom 1
18'4" x 14'0"

Bedroom 2
12'11" x 11'4"

Bathroom
8'9" x 7'5"

SECOND FLOOR

Bedroom 3
16'6" x 11'3"

Bedroom 4
12'11" x 11'4"

Bathroom
10'4" x 6'2"

External

The property benefits from low-maintenance yards to the front and rear with gated access.

Details

Council Tax Banding - C

LCAB 03082023

Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

www.cphproperty.co.uk

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

