



23 Edgehill Road, Scarborough, YO12 4BG

Offers In The Region Of £165,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- SEMI-DETACHED FAMILY HOME
- THREE BEDROOM
- GENEROUS 22 FOOT LOUNGE/DINER
- LAWNED GARDENS TO THE FRONT AND REAR
- POPULAR RESIDENTIAL LOCATION

Well located off SEAMER ROAD is this WELL-PRESENTED, THREE BEDROOM semi-detached home with a 22ft LOUNGE/DINER and low-maintenance GARDENS.

The accommodation comprises on the ground floor; entrance hall with stairs to the first floor and a built-in cloakroom, a generous lounge/diner with double doors to the rear and a modern kitchen fitted with a range of matching wall and base units. To the first floor of the property lies a landing with built-in storage and access to a partially boarded loft space, a master bedroom, two further bedrooms and a white three-piece suite house bathroom. The property does also benefit from a partially boarded loft space accessed via pull down ladders. Externally, to the front of the property lies a garden laid mainly to lawn with a patio, which leads down the side of the property to the rear garden. To the rear of the property lies a low-maintenance newly decked and lawned garden. The property has been well-maintained by the current vendors and does already benefit being newly re-pointed, UPVC double glazing throughout and gas central heating via a newly fitted combi boiler.



Situated on Edgehill Road, just off Seamer Road this property offers access to a wealth of amenities including supermarkets, stores and the added benefit of regular bus routes into and out of Scarborough Town while being within close proximity of popular schools.

Internal viewing is a must in order to fully appreciate this well presented semi-detached family home. If you wish to book a viewing, please contact CPH Property Services on or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)



ACCOMMODATION:

GROUND FLOOR

Entrance Hall

Lounge  
12'2" x 9'6"

Dining Room  
12'6" x 12'2"

Kitchen  
7'10" x 6'11"

FIRST FLOOR

Landing

Bedroom One  
13'5" x 10'10"

Bedroom Two  
10'6" x 8'10"

Bedroom Three  
8'6" x 8'2"

Bathroom  
8'2" x 5'7"

External

The front of the property benefits from a generous garden laid mainly to lawn. The rear of the property offers a lawned garden, decked and paved seating areas and mature shrubbery.

Details

Council Tax Banding - A

LCAB05092023



Interested? Get in touch:

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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 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	70
Potential	85

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions	
Current	
Potential	

While 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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