



27 St. Johns Road, Scarborough, YO12 5ES  
Asking Price £225,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- FIVE BEDROOM END-TERRACE HOME
- WELL LAID OUT OVER THREE FLOORS
- TWO RECEPTION ROOMS
- EN-SUITE TO THE MASTER BEDROOM
- SPACIOUS REAR YARD/POTENTIAL OFF-STREET PARKING
- POPULAR FALSGRAVE LOCATION

New to the market is this BEAUTIFULLY PRESENTED, FIVE BEDROOM END-TERRACE HOME which is set over THREE FLOORS with TWO RECEPTION ROOMS, an EN-SUITE to the MASTER, a MODERN KITCHEN and BATHROOM and a REAR YARD which could potentially be utilised for OFF-STREET PARKING.

The property briefly comprises; entrance vestibule and hall with stairs to the first floor, a bay fronted lounge with a log burner, a separate dining room and a modern kitchen fitted with a range of units, oven and a door to the rear yard. To the first floor lies a master bedroom with an en-suite shower room, a further bedroom, utility cupboard and a modern house bathroom. From the landing space on the first floor lies stairs up to the second floor which has a further landing space with built-in storage and three bedrooms. Externally, the property is set a back from the street via a front forecourt and to the rear of the property lies a generously sized rear yard with gated access onto the rear lane and potential for off-street parking.



The property is well located within the Falsgrave area of Scarborough and provides excellent access to a wealth of amenities including Gladstone Road School, Sainsbury's and a range of local shops, eateries and Scarborough Town Centre.

If you would like to arrange a viewing, please contact our friendly team today to arrange a viewing on 01723 352235 or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk).



ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule and Hallway

Lounge

15'5" max into bay x 11'1" max

Dining Room

12'1" x 11'5" max

Kitchen

10'2" x 9'2"

FIRST FLOOR

Landing

13'1" x 5'10"

Bedroom One

15'5" max x 13'5"

En-suite to Bedroom One

9'2" x 4'7"

Utility Cupboard

4'11" x 2'11"

Bathroom

9'2" x 6'6"

SECOND FLOOR

Landing

15'8" x 6'2" max

Bedroom Three

12'5" x 9'2"

Bedroom Four

13'1" x 8'10" max

Bedroom Five

10'2" x 6'2"

Details Prepared

TLPF/191023

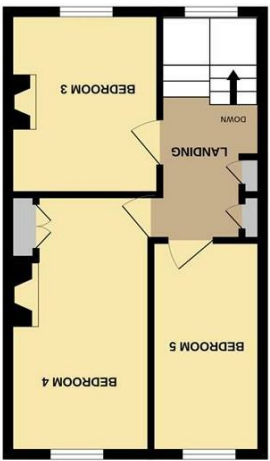
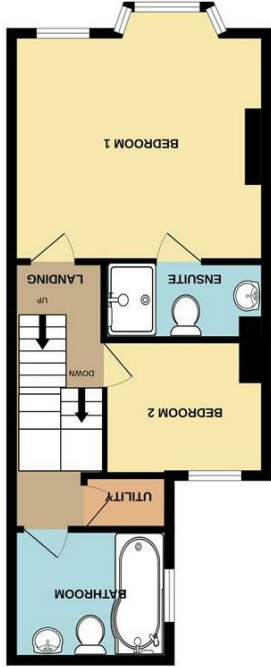
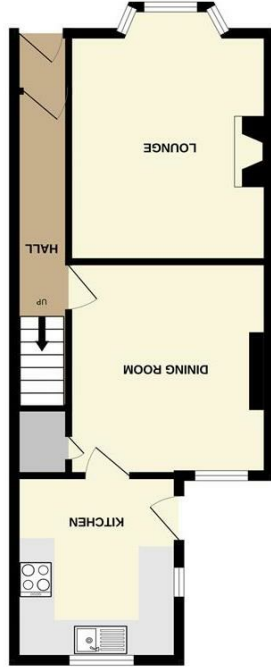


Interested? Get in touch:

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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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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. Made with Mappio, ©2023

