



8 Parkfield Close, Scarborough YO12 5ND  
£130,000



- OPEN ASPECT VIEWS ACROSS SCARBOROUGH & THE SEA BEYOND
- SINGLE DRIVEWAY & GARAGE
- FRONT & REAR GARDENS
- THREE BEDROOMS
- OPEN PLAN LIVING/DINING ROOM

CPH are delighted to bring to the market this SPACIOUS MID TERRACE FAMILY HOME located in a quiet cul de sac offering THREE BEDROOMS, OPEN PLAN LIVING ROOM/DINING ROOM and OPEN ASPECT VIEWS across Scarborough. Benefitting from UPVC DOUBLE GLAZING and FRONT & REAR GARDENS creating the ideal property for a range of buyers including first time buyers, couples, families and investors.

This bright and airy abode briefly comprises of: entrance porch leading to open plan living room/dining room and kitchen. To the first floor lies three bedrooms, the rear benefitting from sea and castle views and a three-piece family bathroom. Externally the property benefits from off-street parking for one vehicle a single garage and front and rear gardens.

Being located in the Falsgrave area the house offers excellent access to a wide range of local amenities and attractions including local shops and supermarket, Falsgrave Park and play area, 24 hour garage, Scarborough hospital plus a choice of popular junior and secondary schools as well as two colleges.

Viewing is essential in order to fully appreciate the space, setting and surroundings on offer. If you wish to book a viewing, please contact CPH today on 01723352235 or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk).





## ACCOMODATION

### GROUND FLOOR

Entrance Porch  
6'10" x 3'3" max

Lounge/Diner  
24'7" x 17'8" max

Kitchen  
12'8" x 8'5" max

### FIRST FLOOR

Landing

Bathroom  
7'10" x 5'6" max

Bedroom 1  
12'8" x 10'0" max

Bedroom 2  
11'10" x 9'2" max

Bedroom 3  
9'4" x 7'4" max

### Externally

To the front of the property lies a tiered front garden laid mainly to lawn and across the street lies a single garage and driveway belonging to the property. To the rear of the property lies a private rear garden with storage shed and seating area.

Details Prepared  
AB 081223 - Council tax band B.

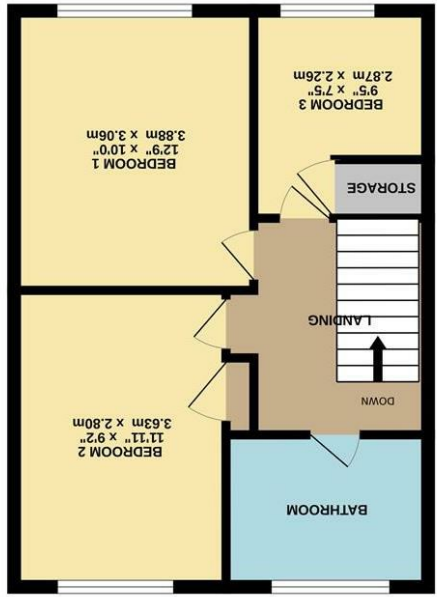
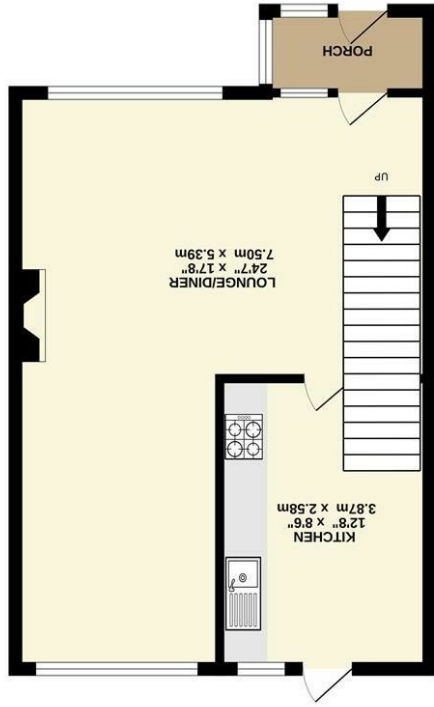
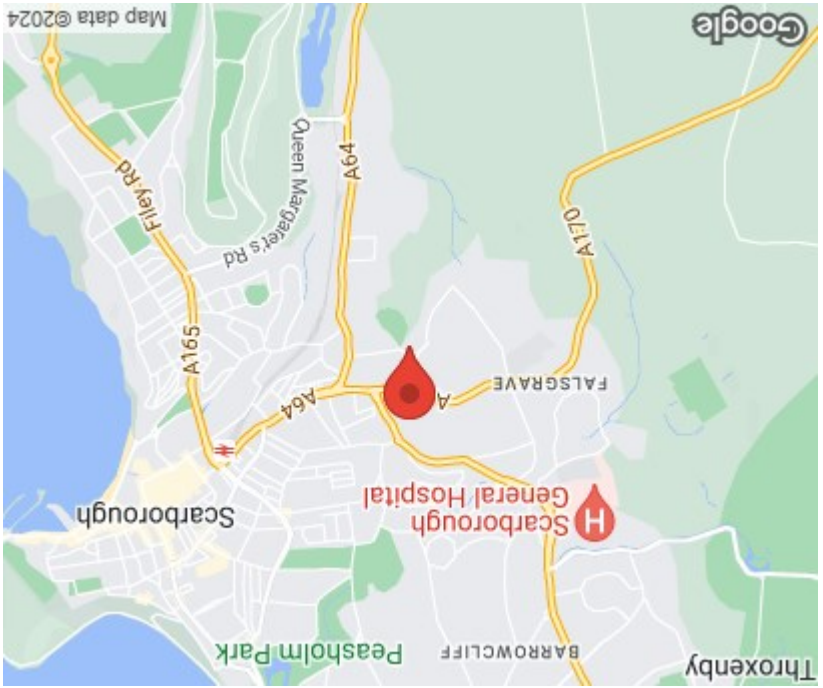
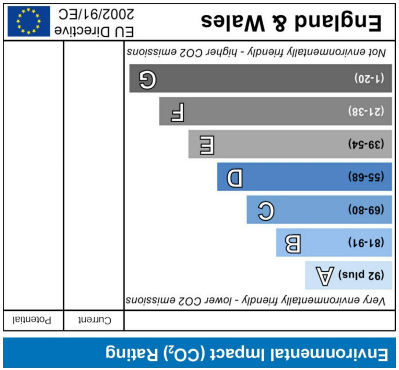
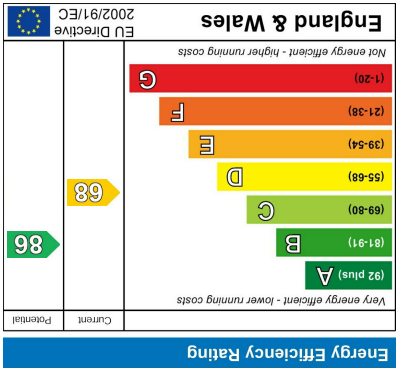


Interested? Get in touch:

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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



TOTAL FLOOR AREA - 891 sq.ft. (82.8 sq.m.) approx.

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 or 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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