



7 Thornville Avenue, Scarborough YO12 6PN  
Offers In The Region Of £265,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- EXTENDED THREE BEDROOM SEMI-DETACHED HOME
- OPEN PLAN KITCHEN/DINER
- OFF-STREET PARKING AND GARAGE
- CUL-DE-SAC SETTING ON SCARBOROUGH'S POPULAR NORTH SIDE
- WC/UTILITY & TWO RECEPTION ROOMS

Situated within a CUL-DE-SAC on Scarborough's ever popular NORTH SIDE is this EXTENDED THREE BEDROOM SEMI-DETACHED HOME which benefits from OFF-STREET PARKING, GARAGE, LAWNED GARDENS and UTILITY ROOM.

The accommodation comprises on the ground floor; entrance hall with stairs to the first floor and under-stairs storage, a bay fronted lounge with a fireplace and a generous kitchen/diner with a log burner leading to a further family seating area with double doors to the private rear gardens and a downstairs WC/utility. To the first floor of the property lies a landing, two double bedrooms, a further bedroom and a white four-piece bathroom suite. Externally, to the front of the property lies a driveway which provides off-street parking and access to the garage. To the rear of the property lies a garden laid mainly to lawn with a hot tub area and external entertainment space with power.

The property is located within a cul-de-sac on Scarborough's North side and is amongst a wealth of amenities including a local shop, eateries, North Cliff golf course, 'Alpamare' waterpark, Scarborough's Open Air Theatre, Scarborough's North Bay beach and Scalby Mills.

Early internal viewing is a must and can be arranged via our friendly team in the office in 01723 352235 or by visiting our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





## ACCOMODATION

### GROUND FLOOR

Entrance Hall  
11'5" x 5'11" max

Lounge  
11'5" x 11'8" max

Kitchen/Diner  
12'2" x 18'0" max

Family Room  
12'3" x 10'1" max

Utility/WC  
9'2" x 5'0" max

Landing  
7'8" x 3'0" max

Bathroom  
8'1" x 7'4" max

Bedroom 1  
11'5" x 10'2" max

Bedroom 2  
12'2" x 10'2"

Bedroom 3  
7'4" x 7'6" max

### Externally

To the front of the property lies a driveway for up to 4 vehicles and a detached single garage with power. To the rear of the property lies a private rear garden laid mainly to lawn with an entertainment space and decked hot tub area also with power.

Details Prepared  
AB 121223 - Council Tax Band - C



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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> 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
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G	Not energy efficient - higher running costs	(1-20) G
Current		Current	60
Potential		Potential	79

