



73 Blueberry Way, Scarborough YO12 4AU
Offers In The Region Of £155,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Modern End of terrace family home
- Three bedrooms with Ensuite to Master
- Generous Lounge and Dining Kitchen
- Gas heated and Double Glazed
- Off st parking
- Gardens to front and rear

+++ CPH are delighted to be presenting to the market this WELL PRESENTED, THREE BEDROOM END-OF-TERRACE home which would be well suited to the FIRST TIME BUYER/INVESTOR and was built approximately six years ago, with the remainder of the NHBC in place, giving any prospective purchaser piece of mind. The property benefits from MODERN ACCOMMODATION throughout, OFF-STREET PARKING, LAWNED GARDENS and OPEN ASPECT views towards Oliver's Mount+++'In our opinion' this home is offered to the market in very good order throughout offering uPVC double glazing, gas central heating via a combi boiler and having contemporary fixtures and fittings within the kitchen and bathroom suite. The accommodation itself briefly comprises of, to the ground floor, an entrance hall with downstairs cloak room, kitchen with fitted units and integrated appliances and a generous lounge. To the first floor are three bedrooms and a family three piece bathroom suite. To the outside of the home is off road parking for two cars to the front and to the rear is a lawn garden with secure fence border providing views towards Oliver's Mount and the surrounding areas. Situated on the 'Olivers Heights' development just off Seamer Road this property offers access to a wealth of amenities including supermarkets and stores and the added benefit of regular bus routes into and out of Scarborough Town while being within close proximity of popular Schools which will make this appeal to numerous types of buyers including First Time Buyers, Buy to let investors and Families looking to up or downsize. Internal viewing is highly recommended and can be arranged through our friendly office team at CPH on 01723 352235.





Entrance Hall
4'7" x 3'7"

WC
5'6" x 2'7"

Lounge
18'4" x 15'1"

Dining Kitchen
14'9" x 8'10"

First Floor Landing
12'5" x 6'6"

Master Bedroom
14'5" x 8'2"

Ensuite
8'2" x 4'7"

Bedroom Two
9'10" x 8'2"

Bedroom Three
8'2" x 6'2"

Bathroom
6'2" x 6'2"

Outside

Off street parking to the front for numerous vehicles. Side garden, Rear garden with patio area and lawn. Fenced boundaries.

Tenure

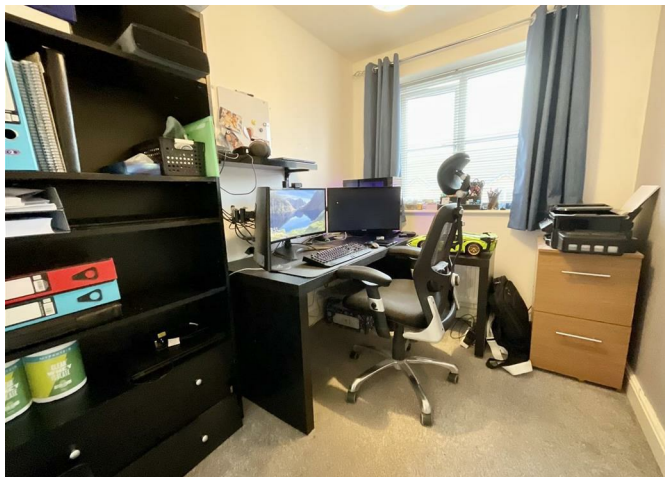
The property is Freehold

Council Tax and EPC

The property is a BAND B
EPC RATING C

Details prepared by/ Date

GV 17/01/24



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 hereon, 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 operation or efficiency can be given.

