

9 Sea View Avenue, Scarborough YO12 6RH Offers In The Region Of £500,000









- IMPOSING DETACHED PROPERTY
- THREE/FOUR DOUBLE BEDROOMS
- SECLUDED TREE LINED CUL-DE-SAC OVERLOOKING GOLF COURSE
- POPULAR NORTH SIDE LOCATION
- THREE RECEPTION ROOMS, GARAGE & DRIVEWAY

We are delighted to bring to the market this IMPOSING, DETACHED HOUSE, with THREE/FOUR DOUBLE BEDROOMS, THREE RECEPTION ROOMS, TWO BATHROOMS plus an ADDITIONAL WC, DRIVEWAY and GARAGE. The property is well located on a SECLUDED, TREE LINED avenue on the NORTH SIDE of SCARBOROUGH overlooking North cliff golf course.

The property has been well maintained throughout with gas central heating, uPVC double glazing and has Private wrap around gardens to the side and rear. The accommodation briefly comprises of: the entrance hallway with stairs to the first floor, the generous living room with bay window overlooking North Cliff Golf Course, separate dining area which has a log burner fitted, spacious kitchen with a range of wall and base units, downstairs WC and bathroom with four piece suite, separate office, sunroom/fourth bedroom and a further generous ground floor bedroom. To the first floor lies a landing that provides access to a further two double bedrooms both of which overlook North Cliff Golf Course, shower room with WC and a store room with access to ample loft storage area. Externally, the property benefits from a generous frontage and driveway leading to the single garage. The rear of the property offers a generous, private lawned garden with attractive trees and a paved seating area.

Being located on the North side of Scarborough the property affords excellent access to a wide range of amenities and attractions, including a nearby convenience store and petrol station, the North Cliff golf course, a choice of popular eating and drinking establishments as well as being only a short walk to Scarborough's North bay and the beach as well as Scalby beck, ideal for those with dogs and children.

Early internal viewing is highly recommended as properties of this nature within this price range seldom stay on the market for long. To arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on www.cphproperty.co.uk







ACCOMODATION

GROUND FLOOR

Entrance Hall 10'11" x 9'11" max

Living Room 13'8" x 16'0" max

Dining Room 16'3" x 9'11" max

Kitchen 11'3" x 14'0" max

Office 6'10" x 8'4" max

Hallway 10'10" x 3'3" max

Bathroom 8'9" x 6'6" max

WC 2'7" x 6'5" max

Sunroom/Bedroom 4 10'10" x 10'4" max

Bedroom 3 15'10" x 11'9" max

FIRST FLOOR

Landing 12'5" x 10'6" max

Bedroom 1 14'1" x 16'1" max

Bedroom 2 13'5" x 16'1" max

Shower Room 7'0" x 5'0" max

Store Room 7'11" x 5'0" max

Loft 29'5" x 10'8" max

Externally

To the front of the property lies off-street parking for up to four vehicles and a detached garage. To the rear and side of the property lies a stone wall enclosed garden with views across the golf course and over towards the north bay. The property also benefits from paved seating areas and has a well established garden.

Details Prepared AB290224

e.sales@cphproperty.co.uk | cphproperty.co.uk 19 St.Thomas Street, Scarborough YO11 1DY CPH Property Services



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Floor 1



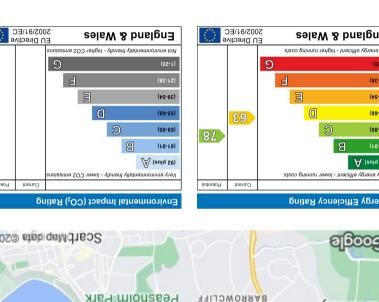


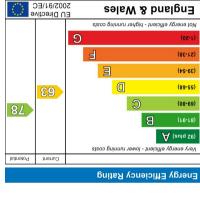
particulars contained. C132



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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor





in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim

whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they

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

