



13 Roseville Avenue, Scarborough YO12 7NS
Offers In The Region Of £229,995

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- WELL PRESENTED SEMI-DETACHED HOUSE
- THROUGH LOUNGE/ DINER AND MODERN KITCHEN
- THREE BEDROOMS
- GAS HEATED AND DOUBLE GLAZED
- REAR GARDEN
- VIEWING HIGHLY RECOMMENDED

+++ Occupying a desirable PEASHOLM location is this WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME which benefits from A GENEROUS THROUGH LOUNGE WITH AN OPENING TO A MODERN FITTED KITCHEN. THREE BEDROOMS A LOVELY BATHROOM WITH UNDERFLOOR HEATING and a LOW MAINTENANCE REAR GARDEN. +++

Briefly the property comprises: entrance hall with stairs to the first floor, a bay fronted lounge opening to dining room and opening to a modern kitchen fitted with a range of matching wall/base units and a door to the rear yard. To the first floor lies a landing, two double bedrooms, a further bedroom and a lovely bathroom with feature bath and separate shower. Externally, to the rear of the property lies a mainly paved rear garden with fence boundaries. The property benefits from Double glazed windows and gas central heating.



Being centrally located the property affords excellent access to a wide range of local amenities as well as being within close proximity to Scarborough's main attractions including Peasholm Park only a few minutes away, The North Bay, local eateries and drinking establishments and the Town Centre.

Internal viewing is highly recommended in order to fully appreciate the space, setting and location that this property has on offer. Contact our experienced and friendly team at CPH today to arrange a viewing on 01723 352235 or visit our website www.cphproperty.co.uk.



ACCOMODATION

GROUND FLOOR

Entrance hall

Lounge/ Diner
25'7" x 12'5"

Kitchen
12'5" x 7'6"

FIRST FLOOR

First floor landing

Bedroom One
12'5" into bay x 10'9"

Bedroom Two
12'5" x 10'9"

Bedroom Three
7'6" x 6'10"

Bathroom
9'2" x 7'6"

Outside

The property has a forecourt to the front.

The property benefits from a generous paved low maintenance garden to the rear.

Tenure

We are informed by our vendors that the property is Freehold

Council Tax and EPC

Council Tax BAND C

EPC - D

Details prepared by/ Date

GV 14/02/24



Interested? Get in touch:

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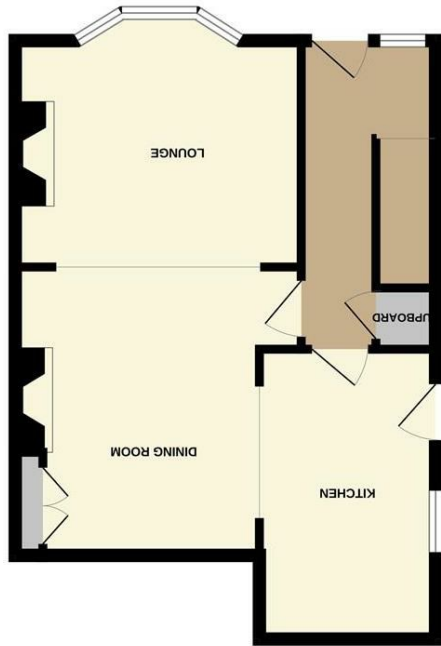
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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 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 operability or efficiency can be given.
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GROUND FLOOR



1ST FLOOR

