



25 Prospect Park, Scarborough YO12 6ET  
Price Guide £179,950

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- THREE BEDROOM SEMI-DETACHED HOUSE
- SET ON AN ELEVATED PLOT
- OFF-STREET PARKING & GARAGE/WORKSHOP
- LAWNED GARDENS
- POPULAR LOCATION
- NO ONWARD CHAIN

+++This THREE BEDROOM, SEMI DETACHED FAMILY HOME is well located on an elevated site to the North side of Scarborough with SUPERB OPEN ASPECT, FAR REACHING VIEWS OVER SCARBOROUGH to the Castle and Sea plus LAWNED and PAVED REAR GARDEN, GENEROUS GARAGE/WORKSHOP AND DRIVEWAY+++

The property is offered to the market in generally good order with gas heating and UPVC double glazing. The accommodation briefly comprises entrance hallway, generous lounge and dining room, extended kitchen with double glazed door leading out to the rear garden. To the first floor are two generous double bedrooms with the rear bedroom benefiting from the superb open aspect views over Scarborough. The property does also have the additional benefit of a basement, providing storage space and a boarded attic/loft room. There is also a third single bedroom, house bathroom. and separate w/c. Externally the property benefits from a front garden and driveway leading to the generous garage/workshop with door leading out to to the split level private, enclosed lawned rear garden.



Being located on the North side of Scarborough the property is well placed for a choice of Schools and colleges. playing fields, Scarborough hospital



as well as being near a regular bus route into Scarborough.

Offered with NO ONWARD CHAIN early internal viewing highly recommended to appreciate the space, setting, potential and views on offer. To arrange a viewing please call our friendly team in the office on 01723 352235. All sensible offers considered

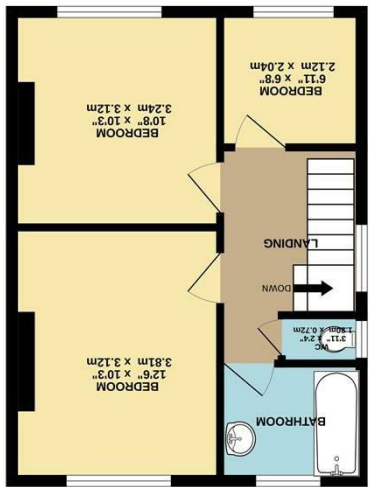


Interested? Get in touch:

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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 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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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
Current	50
Potential	85

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current	
Potential	

