



12 Westbourne Park, Scarborough, YO12 4AT  
Price Guide £280,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- IMMACULATE FOUR BEDROOM MID-TERRACE FAMILY HOME
- IN FANTASTIC DECORATIVE ORDER
- TWO RECEPTION ROOMS, SEPARATE WC, MODERN KITCHEN/DINER
- ATTRACTIVE DECKED/LAWNED REAR GARDEN
- SOUGHT AFTER RESIDENTIAL LOCATION

EARLY INTERNAL VIEWING is ESSENTIAL for this WELL PRESENTED, FOUR BEDROOM mid-terrace which is comprised over THREE FLOORS with TWO RECEPTION ROOMS, a bespoke MODERN KITCHEN/DINER, a MODERN four piece BATHROOM suite and SEPARATE WC, ATTRACTIVE LAWNED/DECKED GARDENS and occupies an enviable position within the FALSGRAVE area of Scarborough.

The property comprises on the ground floor; entrance vestibule, entrance hall with stairs to the first floor and built-in under stairs storage, a bay fronted lounge, separate dining room and a bespoke modern kitchen/diner with a range of integrated appliances and tri-folding doors to the rear garden. To the first floor lies a landing with further stairs to the second floor, two double bedrooms, a further bedroom, a characterful modern four-piece bathroom suite with a roll top bath/double shower cubicle and a separate WC. Furthermore, to the second floor lies a generous double bedroom. Externally, to the front of the property lies a spacious gravelled forecourt and to the rear of the property lies a decked seating area with steps down to a well-presented lawned garden with a paved patio and a gate/access onto St. James's Road. The property has been subject to a scheme of full renovation (both internally and externally) and 'in our opinion' has been complete to an immaculate standard with gas central heating.



Well located in the highly regarded Falsgrave area of Scarborough, the property affords excellent access to a wide range of amenities and attractions including a choice of popular schools and colleges, local shops, supermarket Falsgrave Park, plus a choice of popular eating a drinking establishments.

Early internal viewing of this property really is a must to fully appreciate the space, finish, setting and garden on offer from this immaculate family home.





ACCOMMODATION: 9'6" x 7'7"

GROUND FLOOR  
 Entrance Vestibule WC  
 4'7" x 3'3"

Entrance Hall TOP FLOOR  
 Lounge Bedroom Four  
 16'5" into bay x 14'5" 11'6" x 10'10"

Dining Room OTHER:  
 12'10" x 11'6" External

Kitchen/Diner  
 17'5" x 11'10" max

FIRST FLOOR

Landing  
 19'4" x 5'11"

Bedroom One  
 14'1" x 12'10"

Bedroom Two  
 12'10" x 12'2"

Bedroom Three  
 10'6" x 6'7"

Bathroom

To the front of the property lies a spacious gravelled forecourt. To the rear of the property lies a decked seating area with steps down to an attractive lawned garden with a paved patio (ideal for entertaining) and gated access onto St. James Road, enclosed by fenced and hedged boundaries.

Details Prepared  
 TLPP/250424



Interested? Get in touch:

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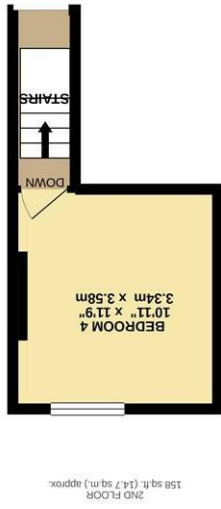
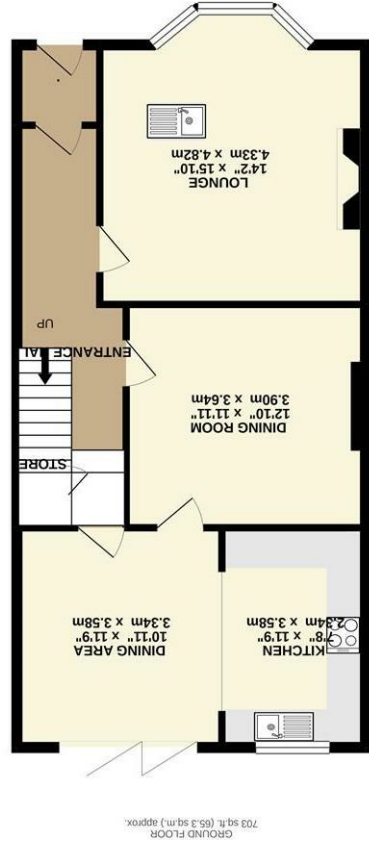
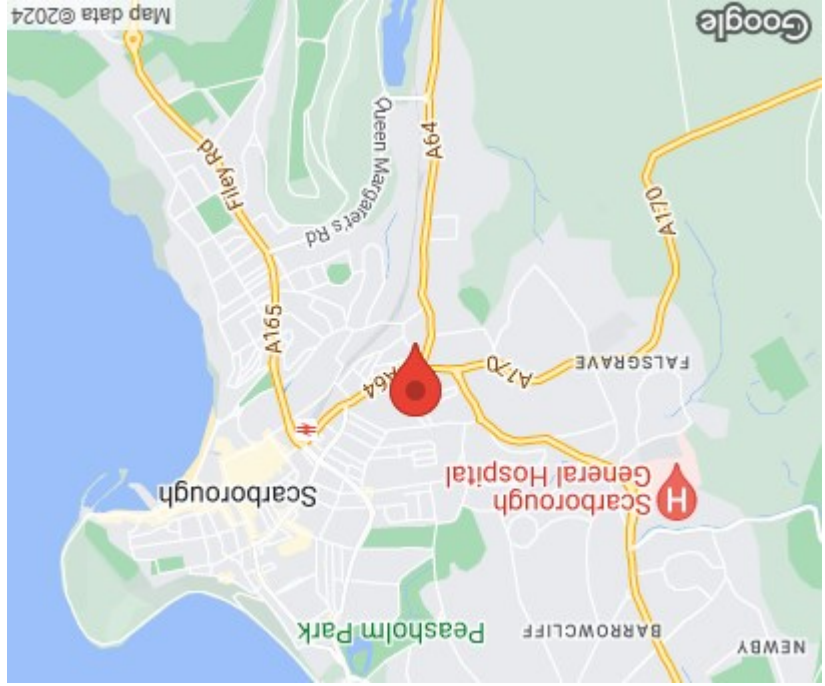


NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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	
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	31
Potential	70

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	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 a guide only. Prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2021

TOTAL FLOOR AREA: 146.4 sq.ft. (13.6 sq.m.) approx.