



10 Mount Park Avenue, Scarborough, YO12 5HE  
Offers Over £240,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- SPACIOUS THREE BEDROOM SEMI-DETACHED HOME
- 26 FOOT LOUNGE/DINER PLUS A SUN ROOM
- OFF-STREET PARKING
- STUNNING LAWNED GARDENS
- POPULAR FALSGRAVE LOCATION

EARLY VIEWING IS A MUST for this THREE BEDROOM, SEMI-DETACHED family home which is WELL-PRESENTED throughout and is pleasantly situated within the ever popular FALSGRAVE/STEPNEY area of Scarborough and benefits from a 26 FOOT LOUNGE THROUGH DINER, a SUN ROOM and STUNNING MULTI-LEVEL GARDENS.

The accommodation briefly comprises; entrance hall with stairs to the first floor, a light and airy box bay fronted lounge which is open to a dining room, a breakfast kitchen fitted with a range of units and a light and airy sun room with double doors to the rear gardens. To the first floor lies a landing, a master bedroom with fitted wardrobes, a double bedroom with built-in storage, a further bedroom, a separate WC and a grey five-piece bathroom suite (WC, pedestal hand wash basin, bidet, corner shower cubicle and a bath). This property also benefits from a fully boarded hobbies/loft room with velux window offering views across Scarborough and towards Olivers Mount. Externally, to the front of the property lies off-street parking and to the rear lies a generous multi-level garden with lawn, multiple paved seating areas, an outdoor store and mature shrubbery. The property offers lovely views over Scarborough and viewing is a must in order to fully appreciate the space, garden and location on offer.

Located within the ever popular Falsgrave area of Scarborough, the property is amongst a wealth of amenities and attractions, the property provides excellent access to a range of eating and drinking establishments, Post Office, supermarkets, a petrol station and Falsgrave Park.

Viewing for this property is a must in order to fully appreciate the space and setting this well-presented three bedroom semi-detached home has on offer. If you wish to book a viewing, please contact our friendly team at CPH today on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).







#### ACCOMMODATION:

#### GROUND FLOOR

##### Entrance Hall

14'5" max x 7'2" max

##### Open Plan Lounge/Dining Room

26'2" max x 12'5" max

##### Breakfast Kitchen

18'0" max x 7'2" max

##### Sun Room

10'9" x 9'2"

#### FIRST FLOOR

##### Landing

10'5" max x 7'2" max

##### Bedroom One

12'5" x 11'5"

##### Bedroom Two

11'1" max x 10'9"

##### Bedroom Three

7'6" x 6'10"

##### Bathroom

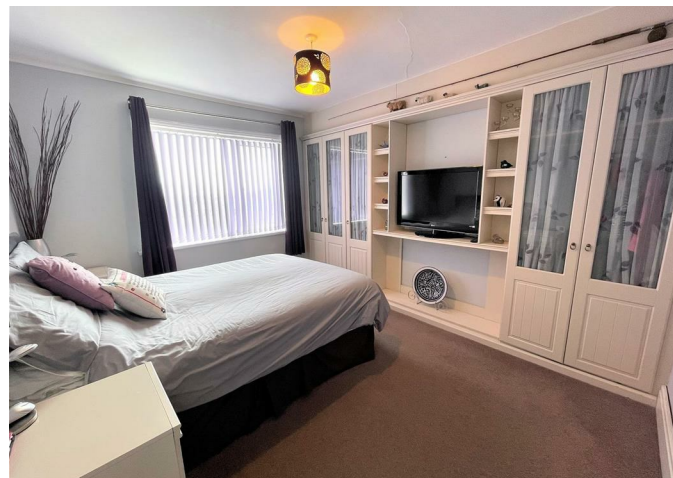
15'1" x 6'10"

##### WC

3'7" x 2'7"

##### Details Prepared

TLPF/260422



Interested? Get in touch:

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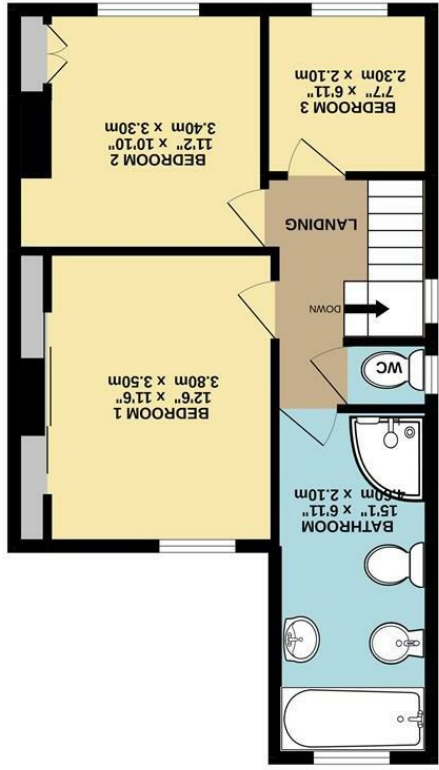
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Maple every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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  
 598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR  
 474 sq.ft. (44.0 sq.m.) approx.

