



33 Phoenix Drive, Scarborough YO12 4AZ
Offers In The Region Of £200,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BED, THREE BATHROOM SEMI-DETACHED HOUSE
- OFF-STREET PARKING & GARAGE
- SPACIOUS REAR GARDENS & OPEN ASPECT VIEWS
- NO ON-WARD CHAIN
- WELL PRESENTED THROUGHOUT

A WELL-PRESENTED, THREE BEDROOM, THREE BATHROOM semi-detached family home which is well located on the 'Oliver's Heights' development with OPEN ASPECT VIEWS towards Oliver's Mount, a downstairs SHOWER ROOM, UTILITY, EN-SUITE to the MASTER, OFF-STREET PARKING, INTEGRAL GARAGE, SPACIOUS LAWNED GARDENS and is offered to the market with NO ONWARD CHAIN.

The accommodation itself briefly comprises of, to the ground floor, an entrance hall with stairs to the first floor, an integral garage with power, utility room which would make a fantastic fourth bedroom and a ground floor shower room. To the first floor lies; hall, lounge with built in storage and open aspect views, a modern fitted kitchen which has an opening to a dining area with double doors to the rear garden. Additionally, to the second floor lies three bedrooms with an en-suite shower room to the master bedroom and a three-piece suite house bathroom.

Externally, the property affords off-street parking for up to three vehicles and a spacious lawned rear garden with multiple paved seating areas.

Situated on the 'Olivers Heights' development just off Seamer Road this property offers access to a wealth of amenities including supermarkets and stores, 'Everyone Active' gym, Scarborough Football grounds and the added benefit of regular bus routes into and out of Scarborough Town while being within close proximity of popular schools which will make this appeal to numerous types of buyers including First Time Buyers, Buy to let investors and Families looking to up or downsize.

Internal viewing is highly recommended and can be arranged through our friendly office team on 01723 352235.





ACCOMMODATION

GROUND FLOOR

Entrance Hall

Integral Garage
16'4" x 8'2" max

Utility Room/Possible 4th Bedroom
8'10" x 11'9" max

Shower Room
3'3" x 8'10" max

FIRST FLOOR

Lounge
15'5" x 14'5" max

Dining Room
8'2" x 8'10" max

Kitchen
6'10" x 8'10" max

SECOND FLOOR

Bedroom 1
11'9" x 8'2" max

En-Suite
6'10" x 5'10" max

Bedroom 2
8'10" x 8'10" max

Bedroom 3
6'2" x 8'10" max

Bathroom
5'6" x 6'10" max

Externally

To the front of the property lies a block paved driveway providing parking for up to 3 vehicles. To the rear of the property lies a private and spacious garden with multiple seating areas, mainly laid to lawn with fenced boundaries.

Details Prepared
AB241024

Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

CPH

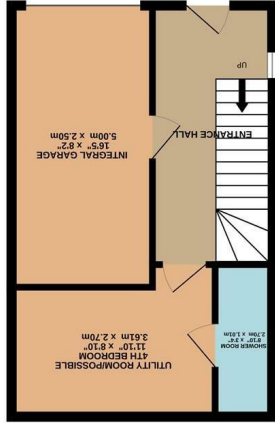
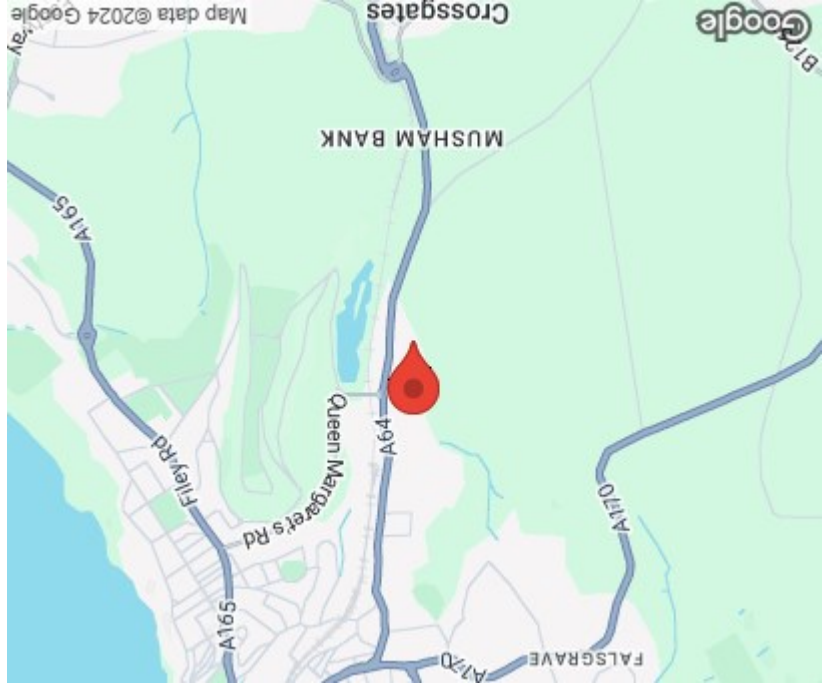


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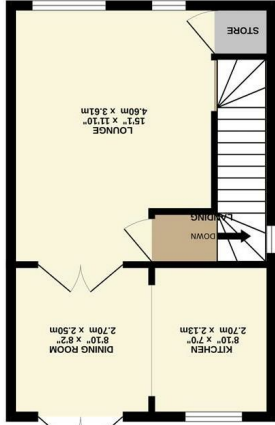
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy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

Energy Efficiency Rating		
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		
Potential	Current	
83	70	

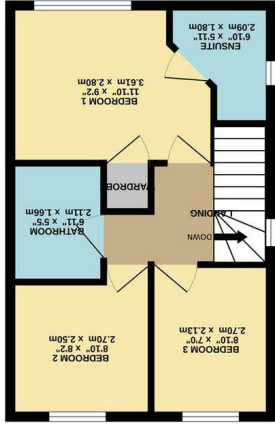
Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Potential	Current	



GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



2ND FLOOR
363 sq.ft. (33.7 sq.m.) approx.

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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