



28 Peasholm Crescent, Scarborough YO12 7QX  
Guide Price £245,000

CPH

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- Semi Detached Family Home
- Generous bay fronted Lounge and 'Wow' factor Kitchen Diner
- Three bedrooms plus Loft Room
- Bathroom with Freestanding bath and separate shower
- Recently modernised throughout by the current vendors
- Gardens to the front and rear
- Highly sought after Peasholm Location
- Viewing is highly recommended as we don't think the property will be on the market for long.

CPH are delighted to be offering for sale this BEAUTIFULLY PRESENTED, RECENTLY RENOVATED, IMPOSING and DECEPTIVELY SPACIOUS, THREE BEDROOM SEMI-DETACHED HOME which is well located in the PEASHOLM AREA of Scarborough close to Scarborough's North Bay and the beach with ATTRACTIVE GARDENS TO THE FRONT AND REAR.

'In our opinion' the well appointed accommodation is offered to the market in good decorative order throughout and briefly comprises of a generous entrance hall with stairs leading to the first floor landing and doors to a generous box bay fronted lounge, an open plan dining room/ family room with lovely modern kitchen fitted with a range of wall and base units, space for a range cooker, washing machine, handy pantry cupboard, and with French doors leading out to the to the rear garden.

To the first floor are two generous double bedrooms, a third single bedroom and a Fully tiled modern four-piece bathroom suite with walk in shower and free-standing bath. To the second floor the property benefits from a spacious loft room.

Outside, to the front the property lies an attractive garden with walled boundary and gated access. To the rear of the property lies a generous garden complete with with decked seating area and garden shed.

The property benefits from Gas heating via modern Combination boiler and double glazing.

Being located within the Peasholm area the property affords excellent access to a wide range of amenities and attractions including local shops, mini market, The Open Air Theatre, 'Alpamare' water park, proposed new multiplex cinema, Scarborough's North Bay and the beach not to mention a choice of popular eating and drinking establishments.

The property could therefore be of interest to a wide range of buyers, especially families. Early internal viewing is highly recommended as properties of this nature seldom stay on the market for long.

To arrange a viewing please call the office on 01723 352235 or via the website on [www.cphproperty.co.uk](http://www.cphproperty.co.uk)







Entrance Hall  
23'3" x 6'6"

Lounge  
14'5" into bay x 13'1"

Kitchen Diner  
20'4" x 11'9" max

First Floor Landing  
9'6" x 7'6"

Bedroom One  
12'1" x 12'1"

Bedroom Two  
12'1" x 12'1"

Bedroom Three  
7'10" x 7'6"

Bathroom  
7'6" x 6'2"

Second Floor

Loft Room  
19'0" x 11'5"

Outside

To the front of the property is an attractive garden with walled boundary and gated access. To the rear The property benefits from a family sized garden surrounded by fence and walled boundaries. There is a decked seating area and timber garden shed. The foot of the garden benefits from tree screening.

Tenure

The property is FREEHOLD

Council Tax and EPC

Council Tax band - C

EPC Rating - E (The vendors have made efficiency improvements since this Epc was carried out)



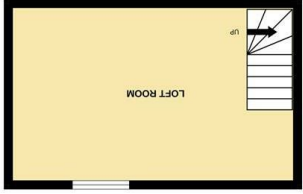
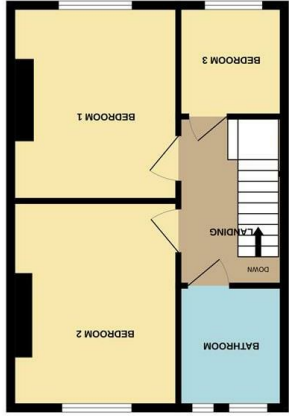
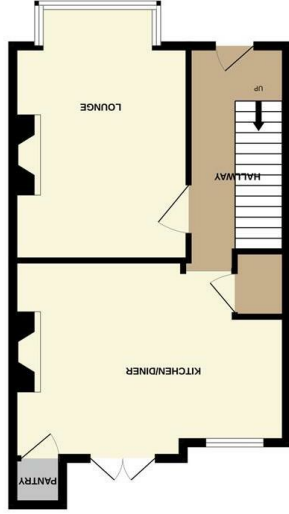
Interested? Get in touch:

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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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