



55 Prospect Mount Road, Scarborough YO12 6EN
Offers In Excess Of £180,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- WELL PRESENTED
- DRIVEWAY FOR OFF-STREET PARKING
- LAWNED GARDENS TO THE FRONT AND REAR

This spacious SEMI-DETACHED FAMILY HOME is well located in the North Side of Scarborough with VIEWS over Scarborough and the castle, THREE BEDROOMS and TWO RECEPTION ROOMS. The property benefits from LAWNED GARDENS and OFF-STREET PARKING.

The property has been well maintained throughout with gas central heating and uPVC double glazing. The accommodation briefly comprises of: the entrance hall with stairs to the first floor, the dining room with feature fireplace that leads to a hall with storage cupboard, the modern kitchen fitted with wall and base units with access to the rear. To the first floor lies a landing with access to the two double bedrooms, a further bedroom, a modern house bathroom and separate W/C. Externally, the front of the property benefits from a lawned garden with hedged boundaries and a driveway for off-street parking. The rear of the property offers a lawned garden with paved patio seating area and stoned pathway leading to the garden shed.



Prospect Mount Road is within well located in the north side of Scarborough within close proximity to Manor Road Park and Manor Road General Store as well as a choice of popular schools, Scarborough Sixth Form College and Scarborough Hospital.

Internal viewing is highly recommended to fully appreciate the space and finish on offer from this family home. To arrange a viewing call our friendly team in the office on 01723 352235 or via the website on www.cphproperty.co.uk.



ACCOMMODATION

GROUND FLOOR

Hallway

Lounge
13'1" x 10'2"

Dining Room
15'8" x 10'9"

Hall

Kitchen
11'1" x 6'10"

FIRST FLOOR

Landing

Bedroom 1
10'9" x 10'2"

Bedroom 2
13'1" x 10'2"

Bedroom 3
7'10" x 6'10"

Bathroom
7'6" x 4'3"

W/C
5'10" x 2'3"

External

The property benefits from lawned gardens to the front and rear, off-street parking, paved seating area's and garden shed.

Details

Council Tax Banding - B

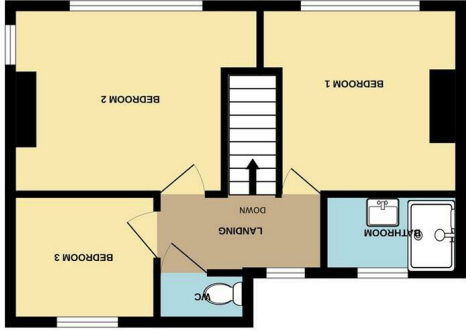
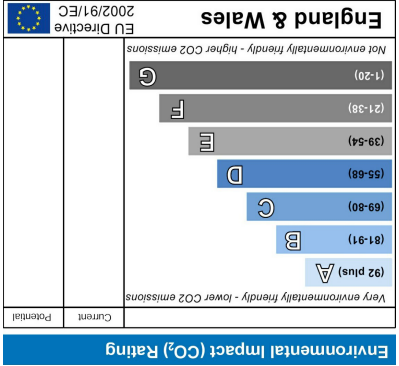
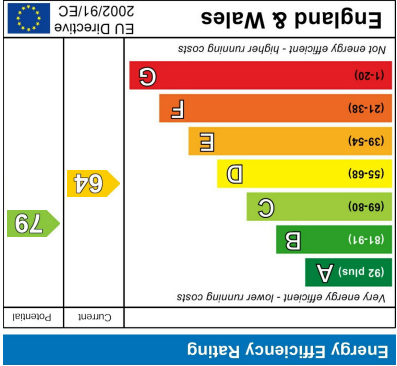
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Interested? Get in touch:

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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



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.

TOTAL FLOOR AREA : 785 sq.ft. (72.9 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. 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 operation or efficiency can be given.
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