



17 Heather Rise, Scarborough YO12 4FA
Asking Price £185,000



- THREE BED TWO BATHROOM END TERRACE
- OFF-STREET PARKING & GARDEN
- SEPERATE UTILITY AND W/C
- MODERN DECOR THROUGHOUT
- OPEN ASPECT VIEWS TO OLIVERS MOUNT

Located in the ever popular area of Heather Rise, Scarborough, this delightful three-bedroom townhouse offers a perfect blend of modern living and comfort. With two spacious reception rooms, this property is ideal for both entertaining guests and enjoying quiet family time. The well-appointed kitchen features enough space for a dining table, also on the ground floor is a separate utility and a convenient ground-level W/C, enhancing the practicality of daily life.

The townhouse boasts two stylish bathrooms, ensuring that morning routines run smoothly for all residents. The top floor of the property contains three bedrooms with the master benefiting from built in storage. The modern decor throughout the home creates a welcoming atmosphere, making it easy to settle in and feel at home.

One of the standout features of this property is the Juliette balcony off the lounge, which invites natural light and offers lovely views of the surrounding area, including the picturesque Olivers Mount. The open aspect views enhance the sense of space and tranquility, making it a perfect retreat from the hustle and bustle of everyday life.

Outside, the property benefits from a well-maintained garden, providing a lovely outdoor space for relaxation or entertaining. Additionally, off-street parking for two vehicles adds to the convenience of this home, making it an excellent choice for families or professionals alike.

In summary, this townhouse in Heather Rise is a wonderful opportunity for those seeking a modern, comfortable home in a desirable location. With its thoughtful design and appealing features, it is sure to attract interest from a variety of buyers.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Kitchen/Diner
15'8" x 8'10" max

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

W/C
5'10" x 4'3" max

FIRST FLOOR

Lounge
15'8" x 8'6" max

Family Room/Dining Room
15'5" x 8'2" max

SECOND FLOOR

Bedroom 1
11'9" x 8'6" max

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

Bedroom 2
7'2" x 8'2" max

Bedroom 3
7'6" x 8'2" max

Bathroom
6'6" x 5'6" max

Externally

To the front of the property lies off-street parking for two vehicles. To the rear of the property lies a low maintenance garden with paved seating areas and a raised decked area.

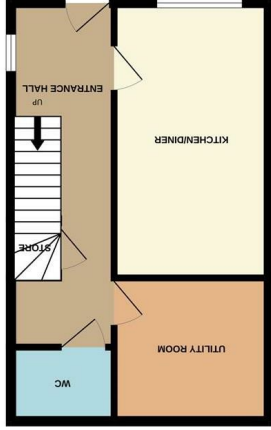
Details Prepared
AB030224

Interested? Get in touch:

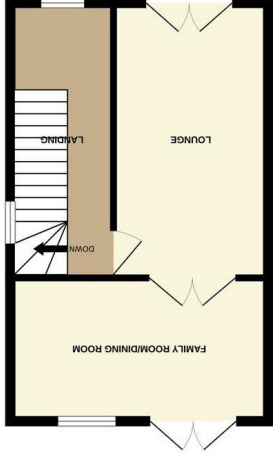
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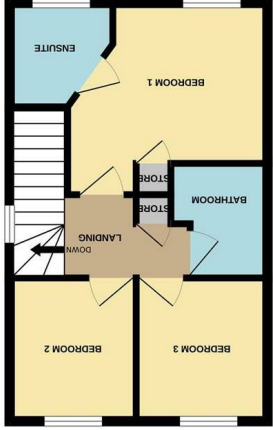
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GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



2ND FLOOR
353 sq.ft. (32.8 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 operation or efficiency can be given.
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