



48 Wreyfield Drive, Scarborough YO12 6NP
Offers In The Region Of £160,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM TERRACED HOME
- RECENTLY MODERNISED THROUGHOUT
- IDEAL FOR INVESTMENT/FIRST TIME BUYER
- PRIVATE LAWNED REAR GARDEN WITH STORAGE
- OPEN PLAN KITCHEN/DINING AREA

THIS THREE BEDROOM, MID-TERRACED HOUSE with GARDENS FRONT and REAR is WELL LOCATED on the NORTH SIDE of Scarborough and will be of particular interest to FIRST TIME BUYERS, YOUNG FAMILIES and INVESTORS.

The accommodation itself briefly comprises of an entrance hall, lounge with dual aspect windows to the front and rear, spacious kitchen with modern wall and base units, double glazed door leading out to the rear garden and is open plan to a further dining area. To the first floor are two double bedrooms both with superb open aspect far reaching views plus a third single bedroom and modern three-piece house bathroom. Outside to the front is a lawned garden with path and steps leading to the front door then to the rear is a generous lawned garden with storage shed enclosed with fenced boundaries.

'In our opinion' the property is offered to the market in good order throughout and already benefits from gas heating via a combination boiler, UPVC double glazing and has recently undergone a period of modernisation.

Being located on the North side the property is well placed for a wealth of amenities including local shops, supermarket, Scarborough hospital plus a choice of popular junior and secondary schools. Early internal viewing highly recommended as properties of this nature in this location and price range seldom stay on the market for long.

To arrange your viewing please contact our friendly and experienced sales team at CPH today on 01723352235 or visit www.cphproperty.co.uk





ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge
17'8" x 10'5" max

Kitchen/Diner
17'8" x 13'5" max

FIRST FLOOR

Landing

Bedroom 1
11'9" x 10'2" max

Bedroom 2
10'5" x 12'1" max

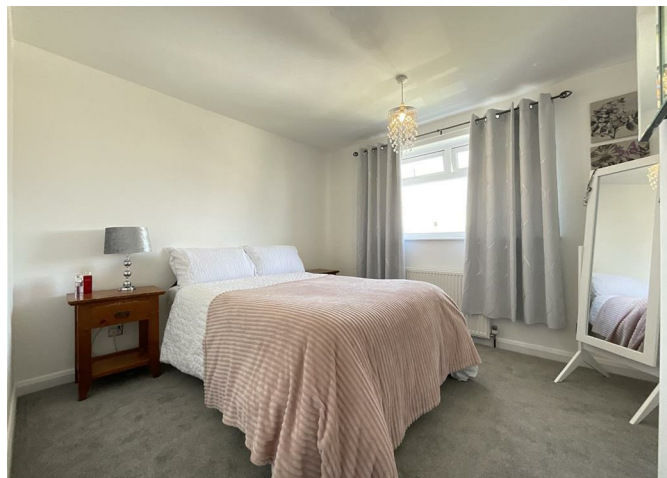
Bedroom 3
8'2" x 8'2" max

Bathroom
10'2" x 5'2" max

Externally

To the front of the property lies a well maintained lawned front garden with steps leading to the front door. To the rear of the property lies a private rear garden also laid mainly to lawn with external storage shed.

Details Prepared
AB230724



Interested? Get in touch:

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www.cphproperty.co.uk

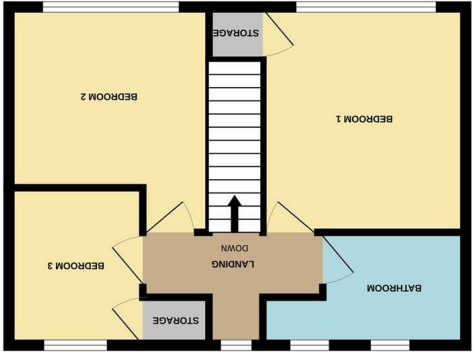
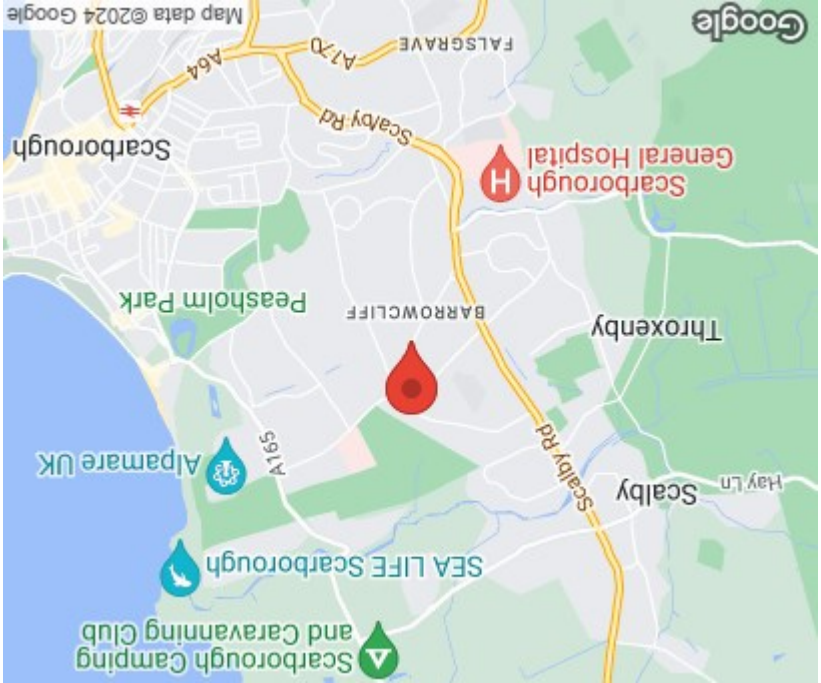
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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

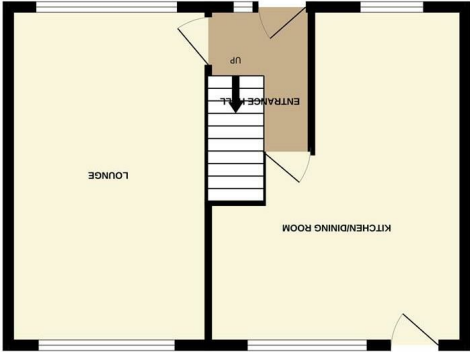


England & Wales		
EU Directive 2002/91/EC		
	Very energy efficient - lower running costs	(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
	Not energy efficient - higher running costs	(1-20) G
Energy Efficiency Rating		
Current	Potential	

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
	Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Environmental Impact (CO ₂) Rating		
Current	Potential	



1ST FLOOR
425 sq.ft. (39.4 sq.m.) approx.



GROUND FLOOR
425 sq.ft. (39.4 sq.m.) approx.

TOTAL FLOOR AREA : 849 sq.ft. (78.9 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 areas 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 operating or efficiency can be given.
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