



37 Oakville Avenue, Scarborough YO12 7NR
Guide Price £199,995



Occupying a desirable PEASHOLM location is this IMMACULATELY, PRESENTED, THREE BEDROOM MID-TERRACE HOME benefits from TWO RECEPTION ROOMS and LANDSCAPED REAR GARDEN.

Briefly the property comprises: entrance vestibule/hall with stairs to the first floor, a box bay fronted lounge with an open fire, a separate dining room with built-in storage and a modern kitchen fitted with a range of matching wall/base units and a door to the rear yard. To the first floor lies a landing, two double bedrooms, a further bedroom and a three-piece bathroom suite. Externally, to the rear of the property lies a newly landscaped rear garden complete with lawn, paving and a garden shed.

Being centrally located the property affords excellent access to a wide range of local amenities as well as being within close proximity to Scarborough's main attractions including Peasholm Park, The North Bay, local eateries and drinking establishments and the Town Centre.

Internal viewing is highly recommended in order to fully appreciate the space, setting and location that this property has on offer. Contact our experienced and friendly team at CPH today to arrange a viewing on 01723 352235 or visit our website www.cphproperty.co.uk.

ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule & Hallway

Lounge
14'5" max x 12'5" max





Dining Room
13'9" x 11'9" max

Kitchen
14'1" x 5'10"

FIRST FLOOR

Landing

Bedroom One
14'9" max x 10'9" max

Bedroom Two
12'1" max x 12'1" max

Bedroom Three
9'10" max x 7'2" max

Bathroom
7'2" max x 5'10" max

Details Prepared
TLGV/140922



Interested? Get in touch:

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CPH

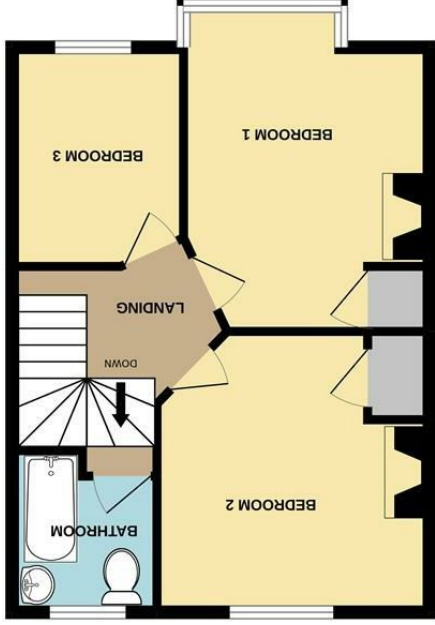
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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 guidance 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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GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.

