



CPH

15 Sea Cliff Road, Scarborough YO11 2XU

Refurbishment Opportunity Offers Over £500,000

Prestige  
Collection  
[cphproperty.co.uk](http://cphproperty.co.uk)



## Sea Cliff Road, Scarborough

Offers Over £500,000

Excellent Opportunity to add value to over  
£600,000 in our opinion once modernised.

CPH are delighted to be presenting to the market this SUBSTANTIAL, FOUR BEDROOM DETACHED HOME set on Scarborough's highly sought after SOUTH SIDE. This property offers SPACIOUS LIVING ARRANGEMENTS with TWO RECEPTION ROOMS plus a SUN ROOM, OFF-STREET PARKING, GARAGE and GENEROUS GARDENS. This Substantial family home does require some updating, however we feel this has been well reflected in the asking price, and offers any prospective buyer excellent potential to add value as we feel this property would be worth well in excess of £600,000 once modernised.

Internally on the ground floor you are greeted with; entrance hallway with stairs up to the first floor and a downstairs WC, spacious lounge with a windows to triple aspects, separate dining room, light and airy sun room with sliding doors out to the rear gardens, kitchen fitted with a range of units and a boot room/utility room. To the first floor lies a landing, four double bedrooms (three benefitting from built-in wardrobes) and a three-piece suite house bathroom. Externally, to the front of the property lies a generous driveway accompanied by lawn, leading to a garage. To the rear of the property lies a well-maintained garden with a paved seating area. The property has recently benefited from a new combi boiler (installed April 2024).

The property is well located on Scarborough's desirable South side with a wealth of amenities within proximity including eating and drinking establishments, a choice of popular schools and a little further afar lies Ramshill Shopping Parade, Scarborough's South Bay Beach, Scarborough Spa, South Cliff Golf Course and scenic walks along Esplanade and Cleveland Way. The property is served by a regular bus service into Scarborough Town Centre.

Viewing is a must in order to fully appreciate the space, setting and surroundings on offer. If you wish to book a viewing, please contact CPH Property Services on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)

- SPACIOUS FOUR BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS plus a SUN ROOM
- UTILITY/BOOT ROOM and a DOWNSTAIRS WC
- OFF-STREET PARKING and GARAGE
- GENEROUS LAWNED GARDENS
- SOUGHT AFTER 'SOUTH SIDE' LOCATION
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN



ACCOMMODATION:

GROUND FLOOR

Entrance Hall  
12'5" max x 11'1" max

WC  
5'10" x 4'7"

Lounge  
20'11" x 12'1" max

Dining Room  
20'8" max x 11'1" max

Sun Room  
12'1" x 11'9"

Kitchen  
13'5" max x 10'5" max

Utility/Boot Room  
17'4" x 5'10"

FIRST FLOOR

Landing  
13'9" max x 11'1" max

Bedroom One  
19'4" max x 10'5" max

Bedroom Two  
17'0" max x 10'5" max

Bedroom Three  
12'5" max into wardrobes x  
10'5"

Bedroom Four  
11'9" x 10'2"

Bathroom  
11'1" x 6'6"

OTHER:

Garage  
17'0" max x 10'2" max

Details Prepared  
TLPFAB/020924



**SUBSTANTIAL, FOUR BEDROOM  
DETACHED HOME set on Scarborough's  
highly sought after SOUTH SIDE**







GROUND FLOOR  
1162 sq.ft. (108.0 sq.m.) approx.

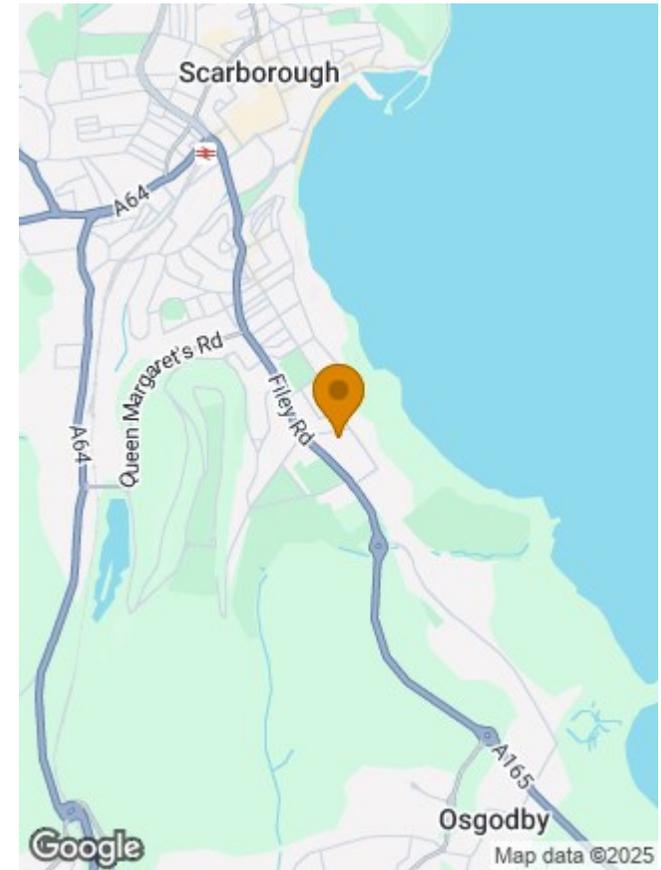


1ST FLOOR  
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 1957 sq.ft. (181.8 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 operability or efficiency can be given.  
Made with Metropix ©2024



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>54</b>	Potential: <b>76</b>
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current: <b>54</b>	Potential: <b>76</b>
England & Wales	
EU Directive 2002/91/EC	



**Interested? Get in touch today:**  
 t. 01723 352235 e. sales@cphproperty.co.uk  
 19 St.Thomas Street, Scarborough YO11 1DY  
 www.cphproperty.co.uk

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