



7 Roseville Avenue, Scarborough, YO12 7NS  
Price Guide £225,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- THREE BEDROOM SEMI-DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS OPEN PLAN LIVING TO THE GROUND FLOOR
- LAWNED AND DECKED ENCLOSED REAR GARDEN
- POPULAR LOCATION IN PROXIMITY TO PEASHOLM PARK

EARLY INTERNAL VIEWING is HIGHLY RECOMMENDED for this BEAUTIFULLY PRESENTED, THREE BEDROOM semi-detached family home which benefits from SPACIOUS OPEN PLAN LIVING to the ground floor, a MODERN BREAKFAST KITCHEN and BATHROOM, an ATTRACTIVE LAWNED GARDEN and is enviably located within close proximity to PEASHOLM PARK.

The property offers generous open plan living to the ground floor which comprises; entrance hall with stairs to the first floor and built-in storage, a light and airy bay fronted lounge with a log burner and feature brick surround, a dining area with double doors to the rear, a centre island and an opening to a modern fitted breakfast kitchen with a range of integrated appliances. To the first floor of the property lies a landing, a master bedroom, a bay fronted double bedroom with fitted wardrobes, a further bedroom and a beautifully presented modern four-piece suite house bathroom with a step-in shower. Externally, to the rear of the property lies an attractive, enclosed rear garden complete with lawn and decking. 'In our opinion' the property has been maintained to a high standard throughout by the current vendors, with a modern breakfast kitchen and bathroom, UPVC double glazing and gas central heating.



Envably located in the highly sought after "Avenues", this home is perfectly positioned for a wealth of amenities and attractions including very nearby Peasholm Park and North Bay Beach as well as local shops, the new proposed multiplex cinema, Open Air Theatre plus much more. This makes the property a desirable proposition for a multitude of buyers including families, working professionals, investors, someone downsizing/retirement as well as possibly a holiday home. 'In our opinion' this is a superb, well presented home in a hugely desirable location. Viewing is essential in order to fully appreciate the space, setting, surroundings and finish on offer. If you wish to book a viewing please contact CPH on 01723 352235 or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk)



#### ACCOMMODATION:

##### GROUND FLOOR

###### Entrance Hall

13'5" x 5'11"

With stairs to the first floor and built-in storage.

###### Lounge

12'6" x 12'2" into bay

A bay fronted, light and airy lounge with a log burner, feature brick surround and is open to:

###### Dining Room

12'6" x 12'6" max

With patio doors to the rear garden, centre island and an opening to:

###### Kitchen

12'6" x 7'7"

A modern fitted kitchen with a range of matching wall and base units, double integrated eye-level oven, hob, extractor hood, plumbing for a washing machine, integrated fridge/freezer, space for a dryer, single bowl sink and a window to the rear.

##### FIRST FLOOR

###### Landing

9'2" x 7'10"

With a window to the side and doors to:

###### Bedroom One

12'6" x 10'10"

A master bedroom with a window to the rear.

###### Bedroom Two

12'2" into bay x 10'10"

A bay fronted double bedroom with fitted wardrobes.

###### Bedroom Three

7'7" x 6'11"

A further bedroom with a window to the front.

###### Bathroom

9'2" x 7'7"

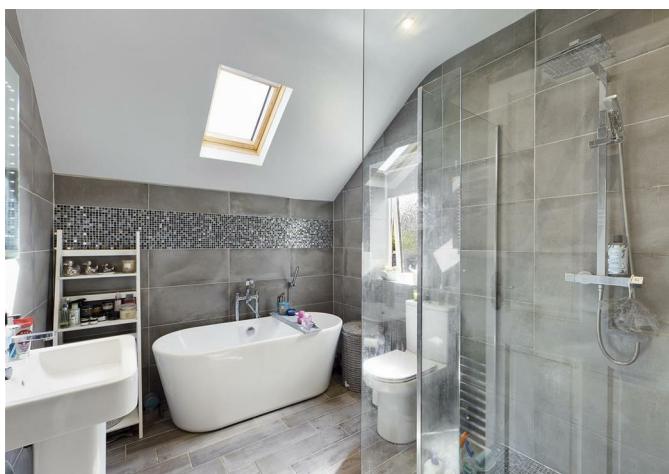
A beautifully presented modern white four-piece suite bathroom which comprises; bath, low flush WC, pedestal hand wash basin, step-in shower, a window to the side and a Velux window to the rear.

#### OTHER:

##### Rear Garden

To the rear of the property lies an enclosed attractive garden, complete with lawn and decking.

Details Prepared/Ref  
TLPF/260123



**Interested? Get in touch:**

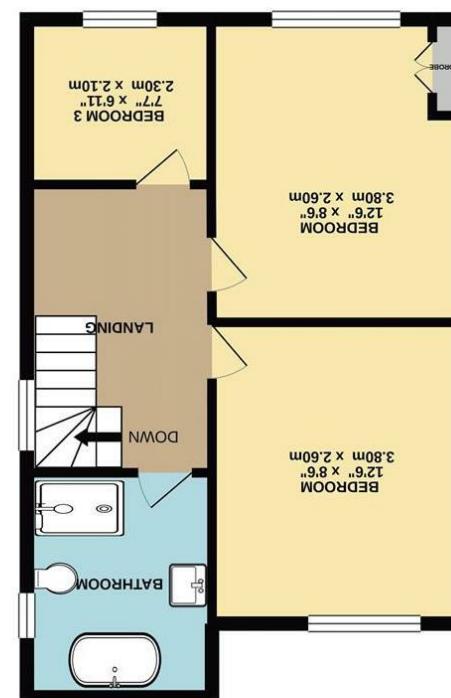
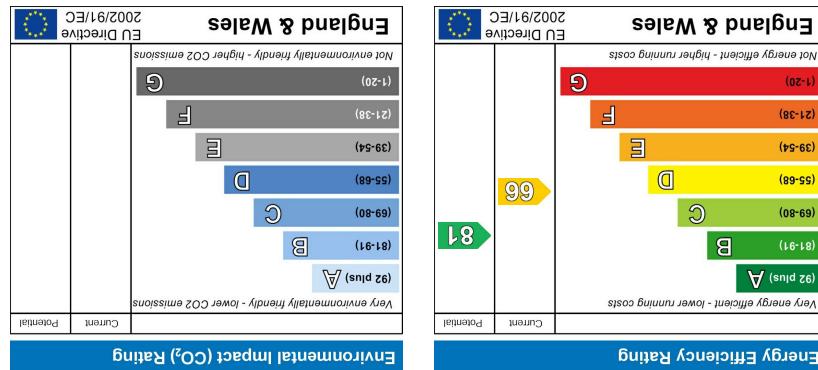
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**CPH**

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169 sq.ft. (43.6 sq.m.) approx.



486 sq.ft. (45.2 sq.m.) approx.  
GROUND FLOOR