



21 Highfield, Scarborough, YO12 4AW
Offers Over £220,000



- FIVE BEDROOM VICTORIAN TOWNHOUSE
- SUBSTANTIAL LIVING ACCOMMODATION
- WELL LAID OUT OVER THREE FLOORS
- TWO RECEPTION ROOMS, EN-SUITE, SEPARATE WC
- BLOCK PAVED OUTDOOR SPACE
- POPULAR FALSgrave LOCATION

Occupying a popular location within Scarborough's FALSgrave AREA is this FIVE BEDROOM VICTORIAN TOWNHOUSE which provides SUBSTANTIAL LIVING ACCOMMODATION. The property is well laid out over THREE FLOORS with TWO RECEPTION ROOMS, an EN-SUITE to bedroom four, SEPARATE WC and a block paved OUTDOOR SPACE.

'In our opinion' the property is offered to the market in great decorative order (sympathetic to the age of the property) with double glazing and gas central heating. The property briefly comprises on the ground floor; entrance vestibule and hallway with stairs to the first floor, a bay fronted lounge, a dining room with understairs storage and a kitchen fitted with a range of units and a door to the rear yard. To the first floor of the property lies a landing with further stairs to the second floor, two bedrooms (one with an en-suite shower room), a separate WC and a house bathroom. Furthermore, to the second floor lies a landing, two double bedrooms and a further bedroom/office. Externally, to the rear of the property lies a block paved yard with walled/fenced boundaries and gated access.



Located within the ever popular Falsgrave area of Scarborough, the property affords excellent access to a wealth of amenities of which include; supermarkets, eateries, local shops, a popular choice of schools and a college and a little further afar lies Scarborough Hospital, Scarborough Town Centre, Manor Road Park and Peasholm Park. The property is also situated on a regular bus route to Scarborough Town Centre, Whitby and surrounding areas.

Early internal viewing cannot be recommended enough, in order to fully appreciate this substantial family home. If you wish to book a viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk



ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule and Hallway

Lounge

12'1" max into bay x 11'9" max

Dining Room

12'5" max x 12'1"

Kitchen

14'9" x 6'6"

FIRST FLOOR

Landing

Bedroom Three

12'1" x 10'5"

Bedroom Four

12'1" max x 11'5" max

En-suite to Bedroom Four

6'6" x 3'7"

Bathroom

7'6" x 7'6"

Separate WC

3'7" x 2'11"

SECOND FLOOR

Landing

Bedroom One

12'5" x 12'5"

Bedroom Two

11'9" x 11'9"

Bedroom Five/Office

7'10" x 7'10"

Details Prepared

TLAB/090922



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

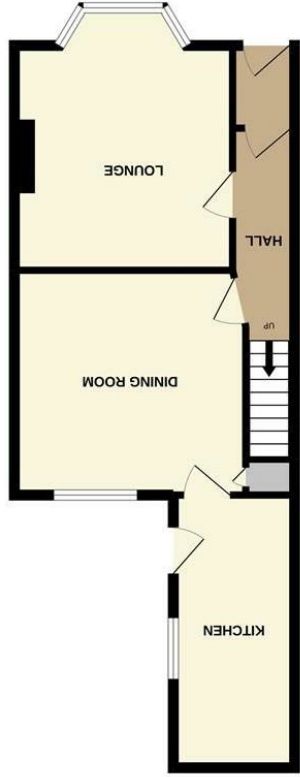
CPH



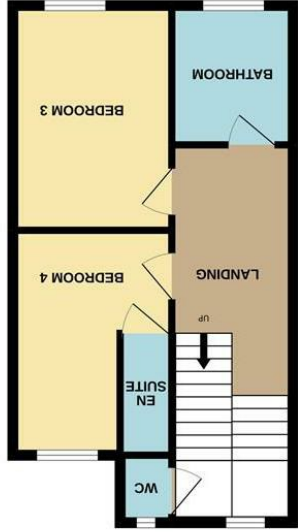
CPH Property Services
19 St.Thomas Street, Scarborough YO11 1DY
e.sales@cphproperty.co.uk | cphproperty.co.uk

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

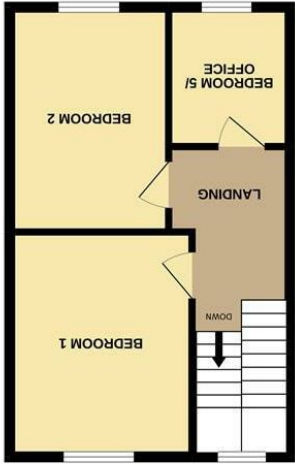
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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 ©2022



GROUND FLOOR



1ST FLOOR



2ND FLOOR

