



TOTAL FLOOR AREA: 1141 sq ft. (106.0 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplans, measurements of rooms, wall thickness and any other details are approximate and are not intended to be used for any legal purposes. The agent, agent and developer accept no liability for any errors or omissions. Make and measure C202



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



£235,000

11 DEVONSHIRE DRIVE, SCARBOROUGH, YO12 7NH

- Four Bedrooms
- Two Reception Rooms
- Garden
- Garage And Driveway

SITUATED IN THE EVER POPULAR PEASHOLM AREA OF SCARBOROUGH WITH ALL OF THE NORTH BAYS AMENITIES ON YOUR DOORSTEP INCLUDING, PEASHOLM PARK, OPEN AIR THEATRE, ALPAMARE AND THE BAY ITSELF. A WELL APPOINTED HOME WITH FOUR BEDROOMS, TWO LARGE RECEPTION ROOMS, CELLAR, OFF STREET PARKING GARAGE AND GARDEN.



TIPPLE UNDERWOOD ESTATE AGENTS
 3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

CONTACT
www.tippleunderwood.co.uk
 01723 350299
mail@tippleunderwood.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



KITCHEN
16' x 8' (4.88m x 2.44m)
LANDING

BEDROOM
15' x 11' (4.57m x 3.35m)
BEDROOM
13' x 11' (3.96m x 3.35m)
BEDROOM
9' x 8' (2.74m x 2.44m)
BEDROOM
8' x 7' (2.44m x 2.13m)
BATHROOM

WC

GARDENS

CELLAR

GARAGE



Property Description

MAIN DESCRIPTION

SITUATED IN THE EVER POPULAR PEASHOLM AREA OF SCARBOROUGH WITH ALL OF THE NORTH BAYS AMENITIES ON YOUR DOORSTEP INCLUDING, PEASHOLM PARK, OPEN AIR THEATRE, ALPAMARE AND THE BAY ITSELF. A WELL APPOINTED HOME WITH FOUR BEDROOMS, TWO LARGE RECEPTION ROOMS, CELLAR, OFF STREET PARKING GARAGE AND GARDEN. This lovely period family house when briefly described comprises entrance porch, hallway, bay fronted lounge, rear facing dining room and kitchen to the ground floor. On the first floor are four well appointed bedrooms, house bathroom with overhead electric shower and separate toilet. Rear garden with lawn and patio, steps lead down to the storage cellar below, garage and driveway.

PORCH

HALLWAY

LOUNGE

15' x 12' (4.57m x 3.66m) into bay.

DINING ROOM

15' x 11' (4.57m x 3.35m)

