





6 Prospect Bank

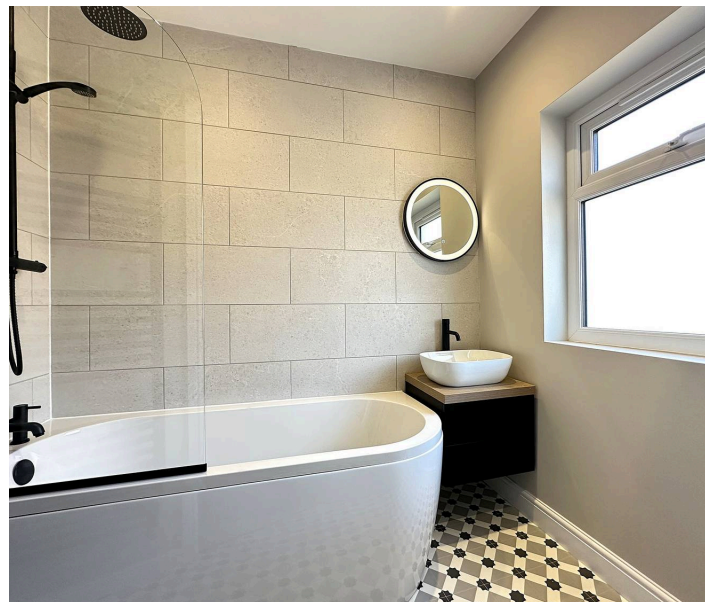
Scarborough, Scarborough

- Fully Modernised Three Bedroom Detached House
- Feature Open Plan Modern Kitchen/Diner
- Three Bedrooms, Re-Fitted Bathroom Plus Generous Boarded Loft/Hobbies Room
- Popular Secluded Central Location with Open Aspect Views to the Rear
- Front and Rear Gardens Ideal for Families and offered with NO ONWARD CHAIN

CPH are delighted to bring to the market this FULLY MODERNISED THREE BEDROOM DETACHED HOUSE which presents an excellent opportunity for first-time buyers and families alike. The property boasts a delightful blend of contemporary living and serene surroundings, featuring well-maintained lawned gardens both at the front and rear and pleasant open aspect views to the rear. Upon entering, one is greeted by a spacious entrance hall, that flows seamlessly into a generous bay fronted lounge and to the generous 65' (6.1m) re-fitted modern open plan kitchen/Diner perfect for entertaining or family gatherings. The ground floor also includes a convenient separate w/c, enhancing the practicality of the home. The newly fitted gas heating system and UPVC double glazing ensure comfort and energy efficiency throughout the year.

The property is tastefully decorated in a modern neutral palette, allowing for personal touches to be easily added. The three well-proportioned bedrooms provide ample space for relaxation and rest, while the re-fitted bathroom offers a stylish and functional space for daily routines.

One of the standout features of this home is its secluded central location, which offers open aspect views



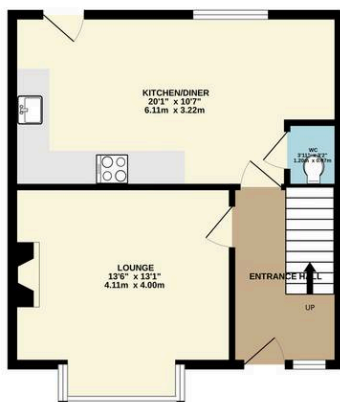


HMRC Disclaimer

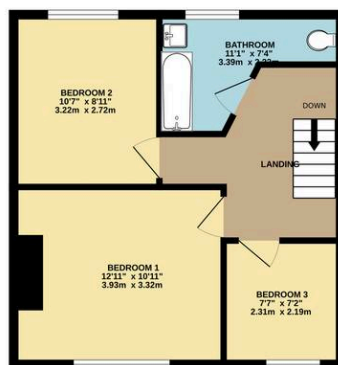
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



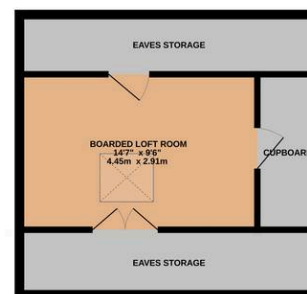
GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 1179 sq.ft. (109.6 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.
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