



**CPH**

ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

224 Prospect Road, Scarborough  
Guide Price £179,950



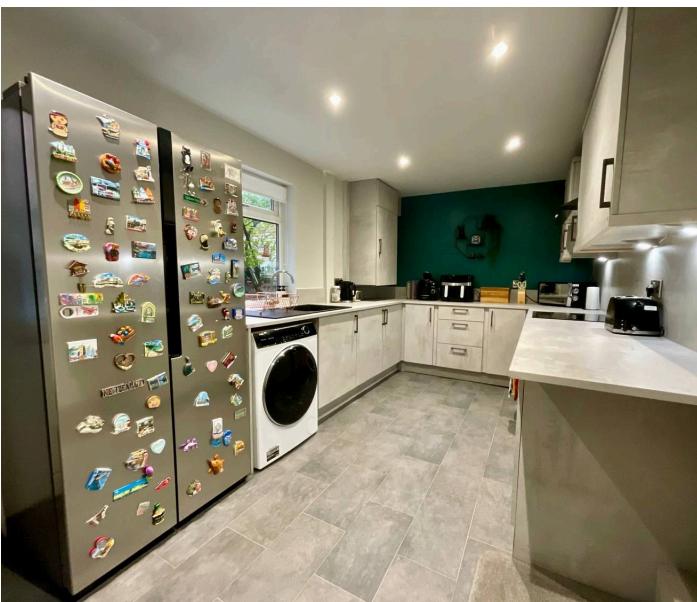
- IMPOSING THREE/FOUR BEDROOM FAMILY HOME
- SPACIOUS LIVING ARRANGEMENTS OVER THREE FLOORS
- OPEN PLAN LIVING/DINING ROOM
- GENEROUS ATTIC ROOM/OCCASIONAL BEDROOM
- LOW-MAINTENANCE COURTYARD GARDEN
- POPULAR RESIDENTIAL LOCATION
- OFFERED WITH NO ONWARD CHAIN

CPH are delighted to present this imposing three/four bedroom family home, offering spacious living arrangements thoughtfully spread across three floors in a popular residential location.

The property welcomes you with an inviting entrance, leading into a bay fronted open plan living and dining room that provides a wonderful setting for entertaining and furthermore to the rear of the property lies a well equipped modern kitchen with a door out to the courtyard garden. Upstairs, you will find a landing which provides access to three well-proportioned bedrooms and a white three-piece suite family bathroom. The generous attic room, currently used as an occasional bedroom, provides excellent versatility - ideal as a home office, playroom, or guest accommodation. This delightful home is offered with NO ONWARD CHAIN, making it an attractive option for buyers seeking a smooth and speedy move.

Situated close to local amenities, schools, and excellent transport links, this property combines comfort, practicality, and location to suit a wide range of lifestyles. Whilst being within walking distance to Scarborough Town Centre and a little further afar Scarborough's North Bay beach.

Early viewing is highly recommended to fully appreciate the space and potential on offer - contact us today to arrange your appointment.





## GROUND FLOOR

**Entrance Vestibule & Inner Hallway**  
23' 7" x 3' 5" (7.20m x 1.03m)

### Lounge

12' 3" x 11' 8" (3.74m x 3.55m)

### Dining Room

12' 0" x 10' 6" (3.65m x 3.19m)

### Kitchen

16' 0" x 8' 6" (4.88m x 2.60m)

## FIRST FLOOR

### Landing

### Bedroom One

16' 3" x 11' 9" (4.96m x 3.58m)

### Bedroom Two

12' 2" x 10' 4" (3.70m x 3.15m)

### Bathroom

6' 4" x 5' 7" (1.92m x 1.69m)

### Bedroom Three

9' 3" x 8' 6" (2.82m x 2.58m)

## SECOND FLOOR

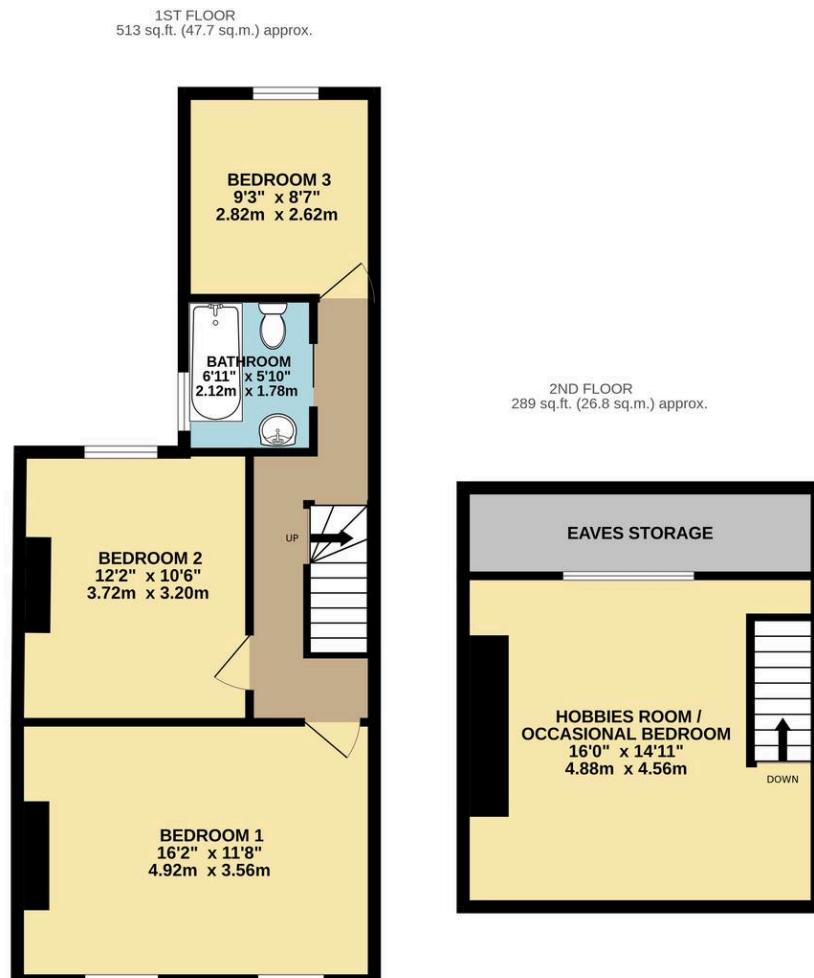
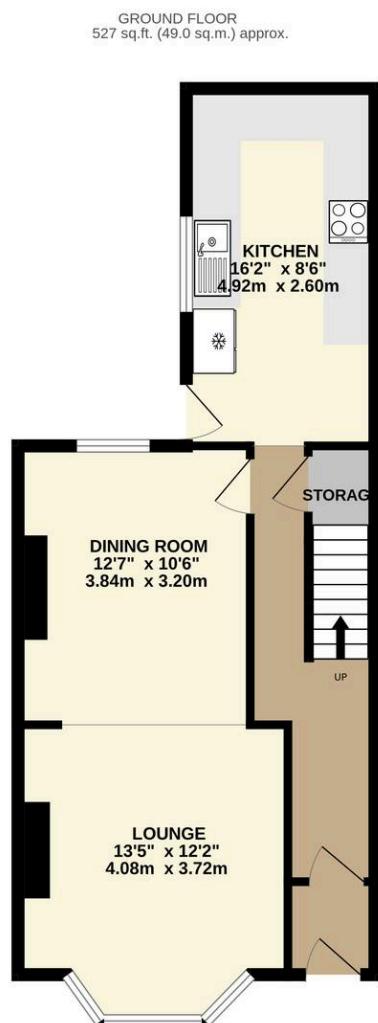
### Occasional Bedroom/Hobbies Room

16' 1" x 15' 0" (4.91m x 4.57m)

## HMRC INFORMATION

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.





TOTAL FLOOR AREA: 1329 sq.ft. (123.5 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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## Interested?

Contact our friendly team today

01723 352235 | [sales@acphproperty.co.uk](mailto:sales@acphproperty.co.uk)

With you every step of the way



## Sales, Lettings & Commercial

ESTATE AGENTS & CHARTERED SURVEYORS  
19 St. Thomas Street, Scarborough YO11 1DY



**rightmove** **Zoopla.co.uk** **PrimeLocation.com**

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