



£190,000

31 VICTORIA PARK AVENUE, SCARBOROUGH, YO12 7TR

- Three Bedrooms
- Two Reception Rooms
- Superb Location
- Peasholm Views

SITUATED IN THE POPULAR PEASHOLM AREA OF SCARBOROUGH WITH VIEWS ACROSS PEASHOLM PARK FROM THE FRONT BAY WINDOWS. PERFECTLY LOCATED BEING ONLY A 5 MINUTE STROLL FROM THE NORTH BAY BEACH AND 15 MINUTES FROM THE TOWN CENTRE. THIS THREE BEDROOM TOWN HOUSE WILL MAKE A LOVELY FAMILY HOME OR HOLIDAY HOME.



TIPPLE UNDERWOOD ESTATE
AGENTS

3 Coldyhill Lane, Scarborough, North
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CONTACT

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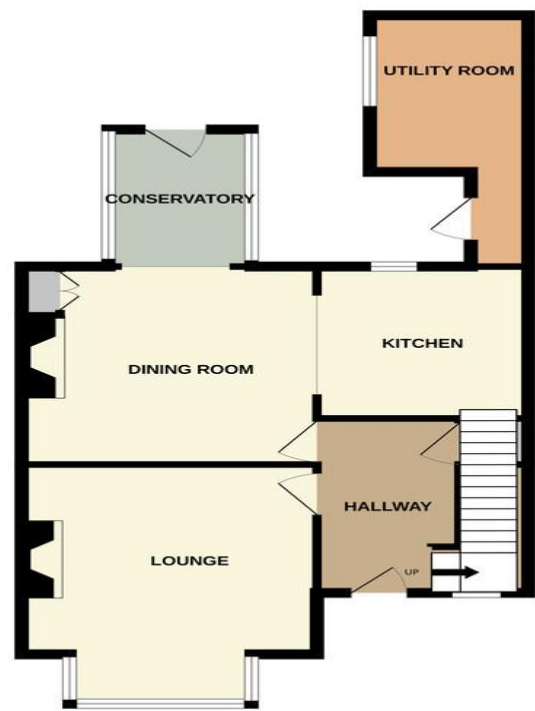
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.

1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Property Description

The property when briefly described comprises, entrance hall, bay fronted lounge, rear facing dining room, open to the kitchen and conservatory. Also to the ground floor is the rear porch and utility room. On the first floor are three well-appointed bedrooms and family shower room. Enclosed yard to the rear with storeroom. the property is elevated form the road, offering light and privacy.



GROUND FLOOR

- HALLWAY
- LOUNGE
13' 7" x 11' 9" (4.14m x 3.58m) into bay
- DINING ROOM
11' 9" x 11' 5" (3.58m x 3.48m)
- KITCHEN
8' 4" x 8' 4" (2.54m x 2.54m)
- CONSERVATORY
8' 4" x 5' 8" (2.54m x 1.73m)
- UTILITY ROOM

FIRST FLOOR

- LANDING
- BEDROOM
12' x 13' 7" (3.66m x 4.14m) into bay
- BEDROOM
11' 8" x 11' 6" (3.56m x 3.51m)
- BEDROOM
9' 5" x 7' 9" (2.87m x 2.36m)
- SHOWER ROOM

OUTSIDE

- REAR YARD