



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



**£260,000**

11 PEASHOLM CRESCENT, SCARBOROUGH, YO12 7QY

- Peasholm Location
- Three Bedrooms
- Well Presented
- Garage And Gardens

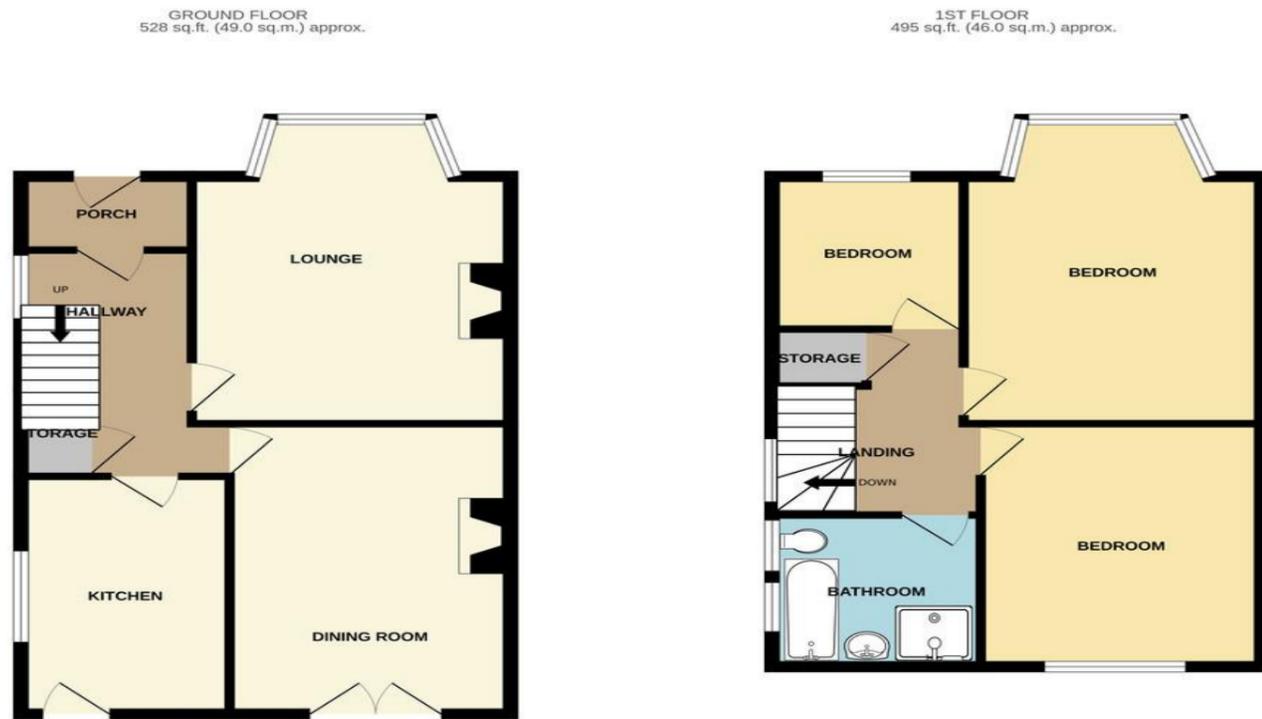
SITUATED IN THE EVER-POPULAR PEASHOLM AREA OF SCARBOROUGH, THIS LARGE, WELL-PRESENTED SEMI-DETACHED HOUSE IS EVERYTHING YOU EXPECT FROM A SUPERB FAMILY HOME IN A STUNNING LOCATION. STILL RETAINING A HUGE AMOUNT OF PERIOD CHARM WITH THE TRAPPINGS OF MODERN LIFE, SET WITH ALL OF THE NORTH BAY'S AMENITIES ON YOUR DOORSTEP INCLUDING THE BEACH, OPEN AIR THEATRE AND ALPAMARE WATER PARK.



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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.



**TOTAL FLOOR AREA : 1023 sq.ft. (95.0 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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### Property Description

The property when briefly described comprises entrance lobby, hallway, large bay fronted lounge, rear facing dining room and modern kitchen to the ground floor. On the first floor are three well-appointed bedrooms and a luxurious bathroom suite. Low maintenance gardens to the rear, driveway and garage.



### GROUND FLOOR

ENTRANCE LOBBY

HALLWAY

LOUNGE  
16' 7" x 12' (5.05m x 3.66m)

DINING ROOM  
15' 3" x 10' 7" (4.65m x 3.23m)

KITCHEN  
12' 10" x 7' 10" (3.91m x 2.39m)

### FIRST FLOOR

LANDING

BEDROOM  
16' 7" x 11' 3" (5.05m x 3.43m)

BEDROOM  
12' 9" x 11' 3" (3.89m x 3.43m)

BEDROOM  
8' 9" x 7' 9" (2.67m x 2.36m)

BATHROOM  
8' x 7' 6" (2.44m x 2.29m)

### OUTSIDE

GARAGE

GARDENS