



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



£230,000

43 CLEVELAND AVENUE, SCARBOROUGH, YO12 6DB

- Sought After Location
- Larger Than Average Plot
- Three Bedrooms
- Garage And Driveway

A RARE OPPORTUNITY TO PURCHASE THIS TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE ON THIS SOUGHT-AFTER STREET ON THE NORTH SIDE OF SCARBOROUGH. SITUATED ON AN EXTREMELY LARGE PLOT TO THE REAR, THIS PROPERTY HAS BEEN A HAPPY FAMILY HOME FOR MANY YEARS AND IS NOW AVAILABLE WITH NO ONWARD CHAIN TO THE NEXT FAMILY TO ENJOY, PRICED TO REFLECT THE WORKS REQUIRED.



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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
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 993 sq.ft. (92.3 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

This lovely home when briefly described comprises, entrance hall, bay fronted dining room open plan to the bay windowed lounge at the rear and kitchen to the ground floor, new boiler fitted in 2025. On the first floor are three well-appointed bedrooms, (the rear bedroom enjoying castle views), shower room and separate w/c. There is also a hatch with pull down ladder to the boarded loft room. Fore garden with driveway to the side accessing the detached garage and to the rear is a large garden which is possibly three times the size of the average plot in this area.



GROUND FLOOR

ENTRANCE HALL

DINING ROOM
14' 0" x 12' 2" (4.27m x 3.71m)

LOUNGE
16' x 11' (4.88m x 3.35m) max

KITCHEN
11' 3" x 8' 7" (3.43m x 2.62m)

FIRST FLOOR

LANDING

BEDROOM
16' x 11' 2" (4.88m x 3.4m) max

BEDROOM
14' x 11' (4.27m x 3.35m) max

BEDROOM
7' 8" x 6' 3" (2.34m x 1.91m)

SHOWER ROOM

WC

LOFT ROOM

OUTSIDE

FRONT GARDEN

GARAGE

REAR GARDEN

NOTE:-

Rough boundary line on picture number two.

