



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





£230,000

52 PROSPECT PARK, SCARBOROUGH, YO12 6ET

- New Consumer Unit And Sockets (2023)
 - New Double Glazing And Doors (2024)
 - New Gas Combi Boiler And New Kitchen (2024)
- A BRIGHT AND SPACIOUS ELEVATED THREE BEDROOM SEMI DETACHED HOUSE WITH FANTASTIC SEA AND CASTLE VIEWS. THE PROPERTY HAS UNDERGONE AN IMPRESSIVE SCHEME OF IMPROVEMENTS AND UPGRADES IN THE PREVIOUS FEW YEARS. BEAUTIFUL PRESENTATION THROUGHOUT WITH ADDITIONAL CONSERVATORY, GARDENS, PARKING FOR THREE CARS AND GARAGE.



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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



Property Description

The property when briefly described comprises entrance hall, bay fronted lounge, rear facing dining room open to the modern kitchen and conservatory to the ground floor. On the first floor are three well-appointed bedrooms and the family bathroom. Gardens to the front and rear of the property, driveway with parking for three cars leading to the garage.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
12' x 12' (3.66m x 3.66m)

DINING ROOM
12' x 11' (3.66m x 3.35m)

KITCHEN
8' x 7' (2.44m x 2.13m)

CONSERVATORY
10' x 8' (3.05m x 2.44m)

FIRST FLOOR

LANDING

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

BEDROOM
11' x 11' (3.35m x 3.35m)

BEDROOM
7' x 6' 8" (2.13m x 2.03m)

BATHROOM
8' x 7' (2.44m x 2.13m)

LOFT ROOM

OUTSIDE

GARAGE

GARDENS