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Peasholm Gardens, Scarborough

Offers In The Region Of £260,000



Hunters are delighted to offer this beautifully maintained home, providing spacious and versatile accommodation arranged over two floors, with the added benefit of a boarded loft space, and presented to a very high standard throughout.

The ground floor features two generous reception rooms, ideal for family living and entertaining, while to the rear a modern kitchen opens directly onto the garden, creating a seamless flow for indoor-outdoor living. On the first floor, there are three well-proportioned bedrooms along with a family bathroom and a separate WC, ensuring practicality for busy households. Above, a boarded loft space provides excellent storage or potential for flexible use.

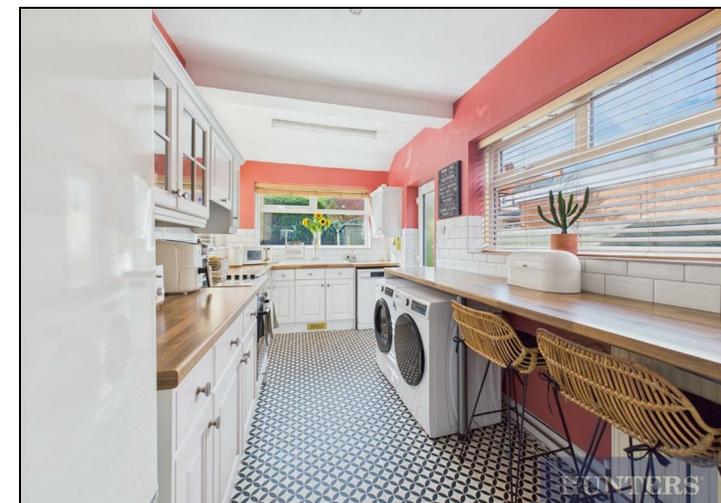
Externally, the property boasts a private garden with a paved seating area, perfect for relaxing or hosting, together with the benefit of off-street parking.

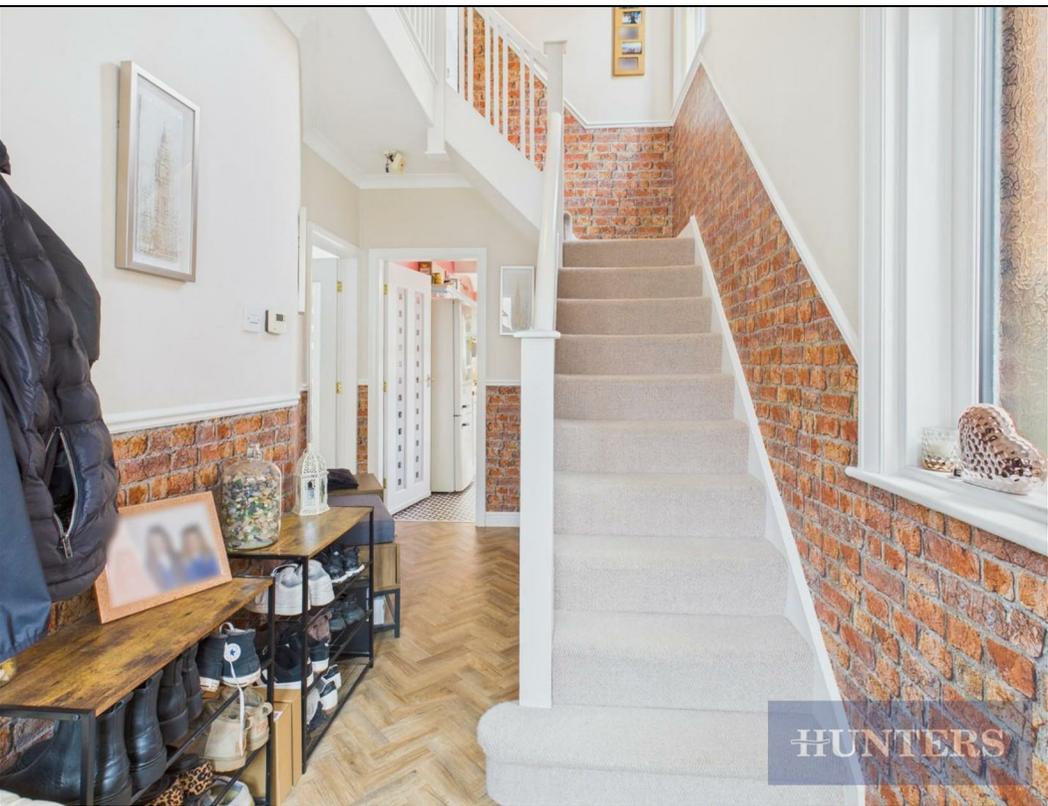
Peasholm Gardens is a charming residential area, located just moments from the much-loved Peasholm Park and within easy reach of Scarborough's North Bay beach and town centre. Known for its peaceful atmosphere, tree-lined surroundings and close proximity to local shops, schools and leisure facilities, it is an ideal location for families, professionals and retirees alike. With a blend of green spaces, coastal scenery and community spirit, Peasholm Gardens provides a highly sought-after setting that combines convenience with relaxed living.

This is a fantastic opportunity to purchase a ready-to-move-into home, with the added scope to adapt the loft space to suit individual needs.

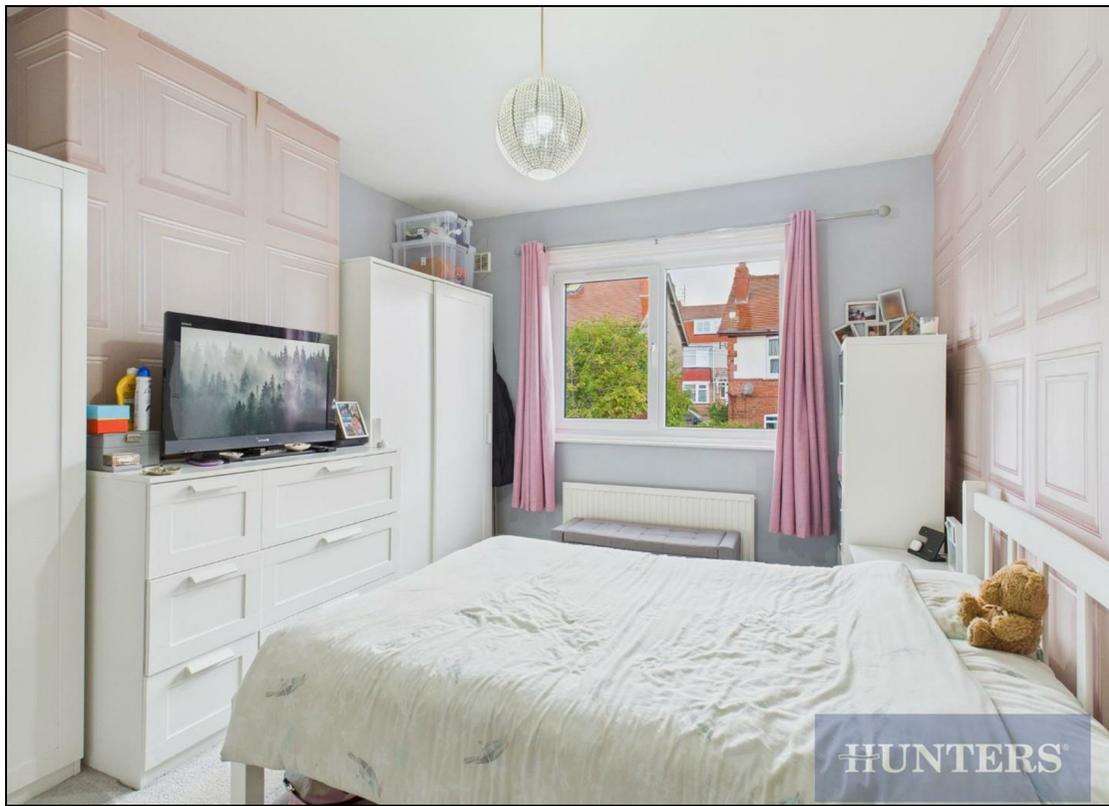
KEY FEATURES

- Spacious and well-presented home arranged over two floors with a boarded loft space
- Two generous reception rooms ideal for family living and entertaining
- Modern kitchen with direct access to the private rear garden
- Three well-proportioned bedrooms, family bathroom and separate WC
- Garden with paved seating area plus the benefit of off-street parking
- Sought-after location in Peasholm Gardens





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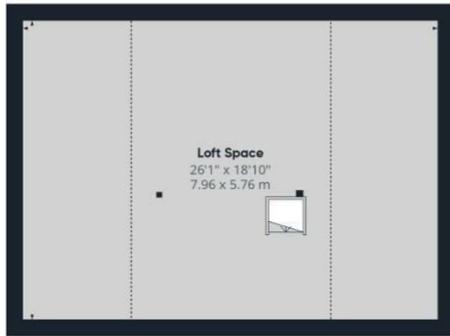




Ground Floor



Floor 1



Floor 3



Approximate total area^m

1444 ft²
134.2 m²

Reduced headroom

251 ft²
23.3 m²

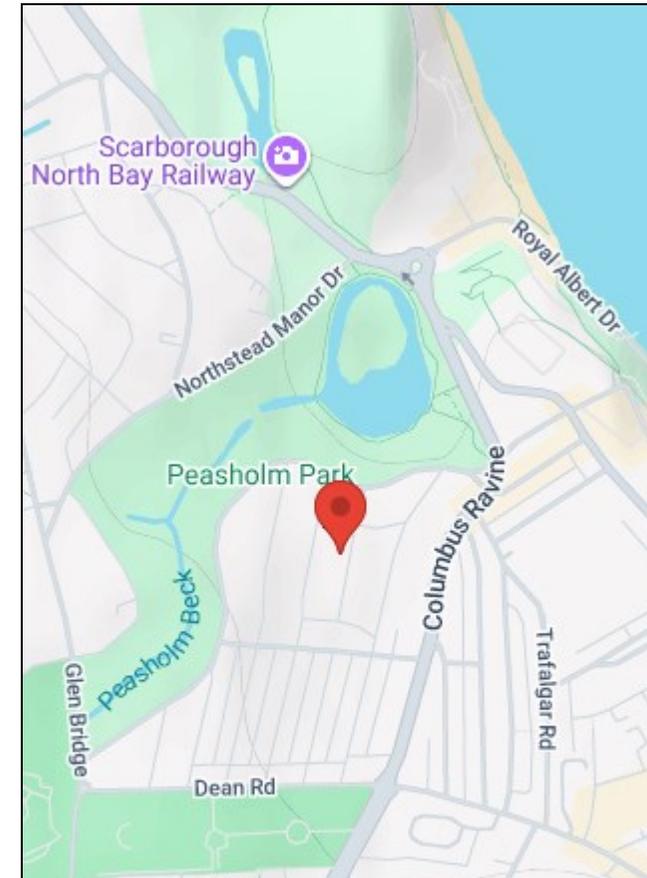
(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	81
	66
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

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