

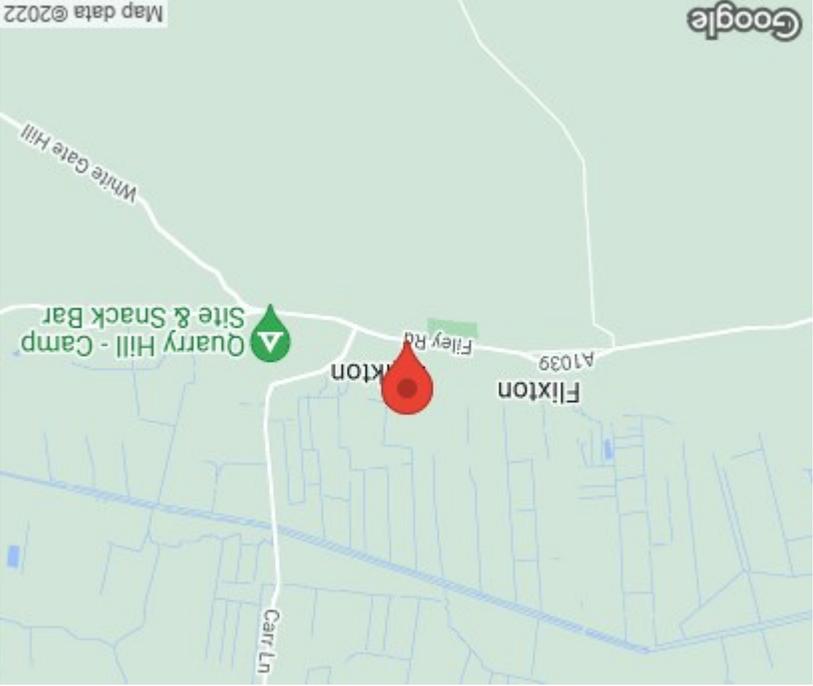
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What every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are given to the nearest millimetre. These plans are intended for guidance only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or longevity. Copyright © 2019 Made with Mapbox (2019)

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(61-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	
Potential	

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(61-91) B
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Not environmentally friendly - higher CO2 emissions	(1-20) G
Current	
Potential	





Leawood House , Folkton, Scarborough YO11 3UG  
Offers In Excess Of £750,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS

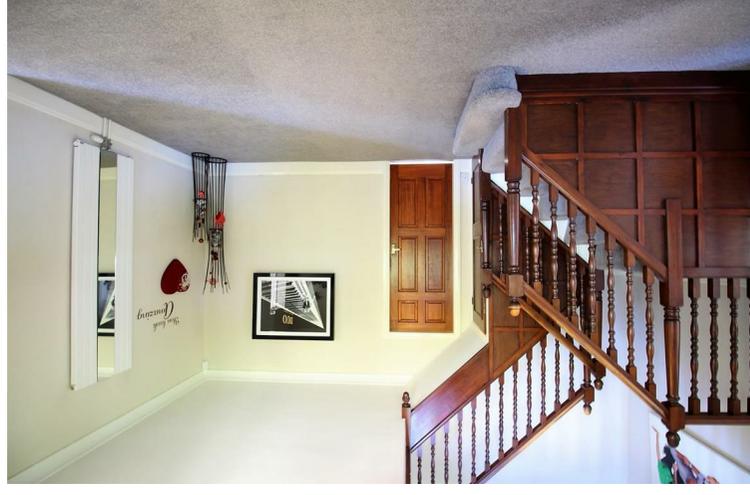
+++This IMPOSING, FOUR BEDROOM SUBSTANTIAL PLOT of APPROXIMATELY 2 ACRES with a sweeping circular driveway and DETACHED DOUBLE GARAGE.

Internally the property has been extended and presented to a high standard by the current vendors with modern breakfast kitchen, house bathroom and feature en-suite to master. The property is also finished with a modern, fresh contemporary finish and feel throughout+++The accommodation

itself briefly comprises of an entrance porch and substantial entrance hall, with stairs leading to the first floor landing, modern breakfast kitchen with centre island and door to the generous conservatory open plan to the rear, also with a door into the formal lounge. There are also two further generous reception rooms which are open plan which all in all makes for some fantastic spaces for entertaining. To the ground floor is also a study and utility/separate w/c. To the first floor, the generous landing provides access to the feature 29' (9.0m) master bedroom with recently fitted en-suite and sliding mirrored door leading to a walk in wardrobe. There are also three further double bedrooms all with built in wardrobes and a modern house bathroom with white four piece suite.

Outside the property benefits from a feature landscaped garden to the front with parking area and double garage. To the round the front of the house to the side of the property is a substantial landscaped paddock with mature tree lined boundaries and wooded area (potentially ideal for those with horses/livestock or glamping/camping) To the rear of the property is a raised patio/seating area which benefits from sun most of the day and has composite decking and sunken hot tub (included subject to offer) The property also benefits from LPG gas heating, some underfloor electric heating and solar panels which heat the hot water. The property is also fully double glazed.

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#### ACCOMMODATION

##### GROUND FLOOR

###### Entrance Porch

8'2" x 4'7"

With entrance door and windows to the front, double glazed door to:

###### Entrance Hall

With stairs leading to the first floor landing and built in understairs cupboard. Doors to:

###### Dining Room

20'8" max into bay x 17'1"

With double glazed bay window to the front and double glazed double patio doors leading out to the rear garden. Open plan to:

###### Sitting Room

18'8" x 18'1"

With double glazed windows to the front and rear and feature oriel window to the side, also with gas fire.

###### Breakfast Kitchen

18'4" x 11'10"

Fitted with a modern matching range of wall and base units, centre island with corian work surfaces over and one and a half bowl sink including instant boiling hot water tap over, built in electric oven and microwave and four ring hob, integrated dishwasher and fridge/freezer, double glazed window to the front door to lounge and open plan to:

###### Conservatory

25'11" x 13'5"

With double glazed windows to the side and rear and double glazed double patio doors leading out to the rear garden.

###### Lounge

19'0" x 18'4"

With two double glazed windows to the front, feature inset multi-fuel stove and sliding patio doors leading to conservatory.

###### Study

11'2" x 7'3"

With double glazed window to the rear, double glazed door leading out to the rear decked garden and door to:

###### Separate W/c/Utility

7'3" x 4'3"

Fitted with a low flush w/c and pedestal wash hand basin, plumbing for washing machine and space for dryer with work surface over, heated towel rail and double glazed window to the rear.

##### FIRST FLOOR

###### Landing

Generous landing with double glazed bay window to the front and further double glazed window to the front. Access to loft space, built in boiler cupboard housing wall mounted gas boiler and hot water tank. Doors to:

###### Master Bedroom

29'6" max x 18'4" max

With two double glazed 'Velux' windows to both the front and rear, door to en-suite and sliding mirrored door to:

###### Walk in Wardrobe

18'4" x 5'11"

With hanging rails and shelving.

###### En-Suite

13'9" max x 9'2" max

Fitted with a modern matching white three piece suite comprising walk in wet room style shower, vanity wash hand basin with illuminated mirror over, low flush w/c, tiled walls and flooring and two double glazed 'Velux' windows to the rear.

###### Bedroom Two

14'1" x 16'1"

With two double glazed windows to the rear and full length built in wardrobes with sliding doors.



Interested? Get in touch:

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