



4 Manor Road, Scarborough YO12 7RZ
Offers Over £320,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



An impressive, characterful family home which is presented to a high standard throughout providing deceptively spacious living accommodation with a spacious modern kitchen, two further reception rooms, a dining room, four/five bedrooms- of which four are doubles, two bathrooms, paved gardens, driveway and is located within the ever desirable Manor Road area of Scarborough

The characterful, spacious accommodation briefly comprises; an entrance porch, entrance hall with stairs to the first floor, a bay fronted lounge, a box bay fronted snug, dining room with french doors leading to gardens, a spacious modern breakfast kitchen/diner, WC, landing, generous master bedroom, a box bay fronted double bedroom, three further bedrooms, and a house bathroom and a shower room ensuite in the second bedroom. Outside of the property benefits from paved gardens, garage/workshop and off-street parking.

Located within the ever popular Manor Road area of Scarborough, the property affords excellent access to a wealth of amenities of which include; supermarkets, eateries, local shops, a popular choice of schools and a college and a little further afar lies Scarborough Hospital, Scarborough Town Centre, Manor Road Park and Peasholm Park. The property is also situated on a regular bus route to Scarborough Town Centre, Whitby and surrounding areas.

The current vendor's have renovated the property to a high standard throughout, whilst is still sympathetic to the age and character of the property, having retained much of the property's character and charm. Early internal viewing cannot be recommended enough, in order to fully appreciate this impressive, four/five bedroom spacious family home. If you wish to book a viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk.



ACCOMMODATION;

Ground Floor

Porch Entrance
3'7" x 5'2"

Entrance Hall

Lounge
16'4" x 9'10"



Snug/Second Reception Room
11'9" x 17'0"

Dining Room
14'9" x 13'1"

Kitchen
11'9" x 8'6"

Utility
12'5" x 7'10"

W/C
6'6" x 2'11"

First Floor

Landing

Bedroom 1
16'4" x 9'10"

Bedroom 2
11'9" x 14'5"

Ensuite
8'6" x 2'11"

Bedroom 3
11'9" x 12'5"

Bedroom 4
6'6" x 9'10"

Bathroom
8'2" x 9'10"

Office/Stairs to Attic Room
6'10" x 9'2"

Second Floor

Attic Room/ Bedroom 5
13'5" x 10'9"

Details Prepared
ABAB/181221



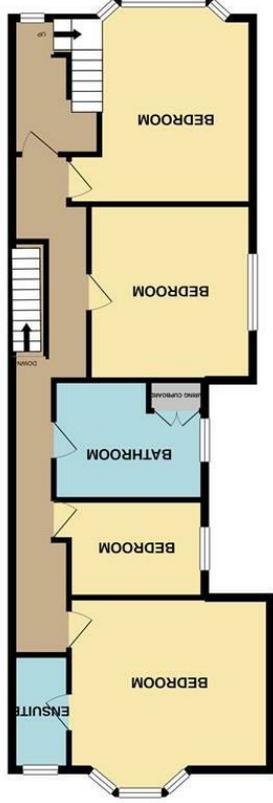
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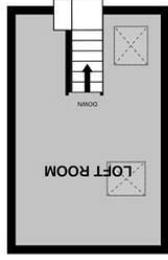
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

