



4 Osborne Park, Scarborough YO12 5QF
Offers In Excess Of £450,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



+++CPH are delighted to bring to the market this SUBSTANTIAL 6/7 BED, 4 BATH CHARACTERFUL HOME. The property offers excellent potential for a variety of uses including MULTI-GENERATIONAL LIVING, home office space or just as a large family home. The property is offered to the market in EXCELLENT DECORATIVE ORDER having been updated and well maintained by the current owners sympathetic to the age and character of the property. Externally the property benefits from OFF STREET PARKING to the front as well as a GENEROUS LAWNED AND PLANTED GARDEN with South facing aspect+++The main house boasts two stunning reception rooms, (one currently used as a g/f bedroom with en-suite) with feature bay windows, generous breakfast kitchen linked to a good sized conservatory via double doors separate dining room, utility room and downstairs WC. To the first floor there are two master bedrooms also with feature bay windows and fireplace, a further twin bedroom to the main house, modern shower room and family bathroom. Also on the first floor external stairs to the rear of the property provide access to self contained annex with modern breakfast kitchen, bedroom and shower room. To the main house second-floor there are two further double bedrooms with fantastic views across Oliver's Mount.A generous lawned and planted garden extends along the side and to the rear of the property, including patio area, and there is a hardstanding area for one car to the front of the property.This property is packed with characterful features and in our opinion is offered to the market in excellent decorative order having been much improved by the current vendors. The property benefits from gas heating some UPVC double glazing modern re-fitted bath/shower rooms and generous breakfast kitchen. Internal viewing really is a must to fully appreciate all the space, setting and character on offer within this lovely home. To arrange a viewing please call our friendly team in the office on 01723 352235 or via

ACCOMMODATION

GROUND FLOOR

Entrance Vestibule

7'10" x 6'7"

With door leading to Reception room/Bedroom and further doors to:

Entrance Hall

With stairs leading to the first floor landing with built in understairs cupboard and doors to:

Lounge

With dual aspect bay windows to the front and side.

Reception Room/Bedroom

21'4" max into bay x 15'9"

With feature bay window of the side and door to:

En-Suite

7'7" x 3'3"

Fitted with a modern white three piece suite.

Breakfast Kitchen

21'0" x 15'1"

With double doors leading to conservatory and door to:

Dining Room

12'10" x 10'2"

With double patio doors to the side leading out into the garden and door to:

Utility Room

8'6" x 6'3"

With window to the side and door to:

Separate W/c

6'3" x 2'7"

Fitted with a low flush w/c and wash hand basin.

Conservatory

13'1" x 12'2"

With double glazed hardwood windows overlooking the garden and double patio doors leading out into the garden.

FIRST FLOOR

Landing

With stairs leading to the second floor landing and doors to:

Bedroom One

17'9" max into bay x 16'1"

With feature bay window to the front and window to the side.

Bedroom Two

17'1" max x 13'1" max

With feature bay window to the side.





Bedroom Three
14'5" x 14'1" max
With window to the side.

Shower Room
10'10" x 4'7"
Fitted with a modern white three piece suite.

Bathroom
10'2" x 8'2"
Fitted with a modern white four piece suite including panelled bath and step in shower. Window to the side.

Kitchen
10'10" x 9'6"
With double glazed entrance door via the balcony at the side and rear fire escape stairs. Doors to bedroom and shower room creating and self contained one bedroom annexe.

Bedroom Four
10'10" x 9'6"
With window to the side.

Shower Room.
10'10" x 4'7"
Fitted with a modern white three piece suite and window to the rear.

SECOND FLOOR

Landing.
With doors to:

Bedroom Five
16'9" x 9'6"
With window to the rear.

Bedroom Six
13'1" x 10'2"
With window to the side.

OUTSIDE

To the front of the property is a hardstanding area providing one off street parking space. There is a path and steps leading up to the front door alongside mature gravelled and planted gardens. To the side and rear of the property is a further lawned garden with mature flower, tree and shrub borders as well as a generous patio area which does benefit from a South facing aspect.

Details Prepared:
PF/070721



Interested? Get in touch:

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www.cphproperty.co.uk

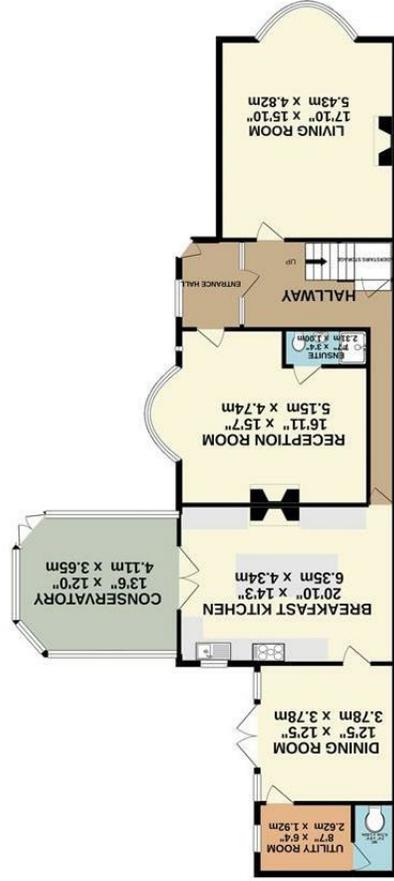
CPH

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error of position or mis-statement. This plan is for illustrative purposes only and should be used 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.

TOTAL FLOOR AREA: 2988 sq. ft. (277.6 sq.m.) approx.



GROUND FLOOR 1446 sq. ft. (134.4 sq.m.) approx.

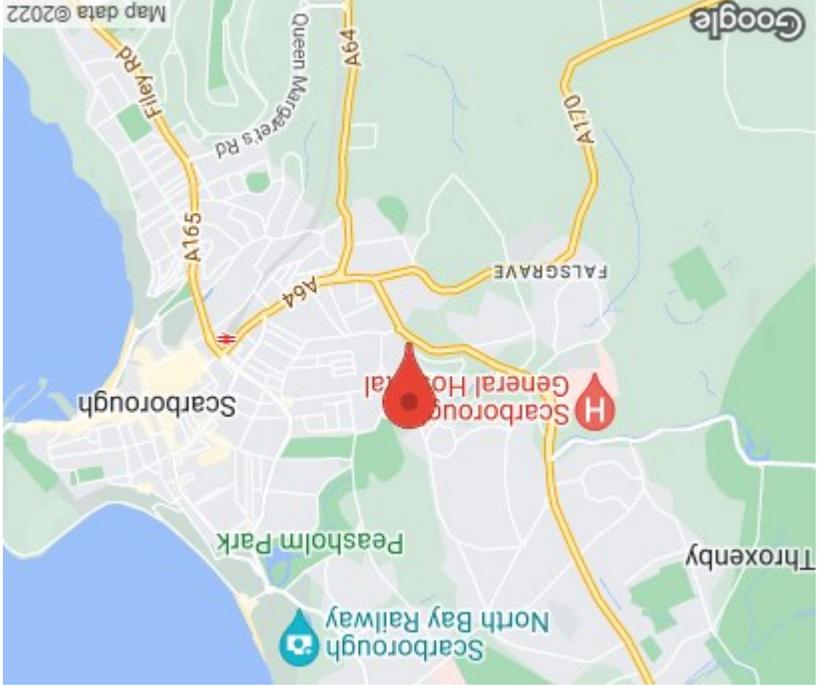


2ND FLOOR 339 sq. ft. (31.5 sq.m.) approx.

1ST FLOOR 1203 sq. ft. (111.8 sq.m.) approx.

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	(A) (81-91)
	(B) (69-80)
	(C) (55-68)
	(D) (39-54)
	(E) (27-38)
	(F) (1-20)
Not energy efficient - higher running costs	(G) (1-20)
Current	Potential

England & Wales	
EU Directive	2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	(A) (21-28)
	(B) (15-20)
	(C) (9-14)
	(D) (3-8)
	(E) (1-2)
Not environmentally friendly - higher CO ₂ emissions	(F) (1-2)
Current	Potential



England & Wales	
EU Directive	2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	(A) (21-28)
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