



98 Box Hill, Scarborough YO12 5NG
Offers In Excess Of £350,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



CPH are delighted to be presenting to the market this SUBSTANTIAL, ATTRACTIVE THREE BEDROOM DETACHED BUNGALOW which provides SPACIOUS and VERSATILE LIVING ACCOMMODATION and is ENVIABLY LOCATED WITHIN SCARBOROUGH'S EVER POPULAR STEPNEY AREA. The property benefits from a substantial open plan lounge/diner with glass sliding doors to the sun room, INTEGRAL GARAGE, AMPLE OFF-STREET PARKING and LOW-MAINTENANCE SOUTH FACING REAR GARDENS.

Providing versatile living accommodation, the accommodation comprises on the ground floor: entrance porch and hall, a spacious open plan lounge/diner, a generous kitchen/diner, a utility room with door to integral garage, three double bedrooms and a spacious house bathroom with four piece suite. Externally the property provides ample off street parking to the front with a planted garden and to the rear a further private generous low maintenance garden with paved patio.

Box Hill is a well sought after area being of individual build approached by the desired Stepney Road and is well placed for a choice of local schools, Scarborough Sixth Form College, Scarborough hospital and is on a regular bus route into Scarborough's Town Centre making this property well suited to purchasers of all ages.

The property does require a scheme of modernisation however we believe this has been well reflected in the asking price as the property once renovated with really make a fantastic feature home. The property does already benefit from gas heating and double glazing.

Offered with NO ONWARD CHAIN. Early internal viewing is a MUST and can be arranged via our friendly team in the office on 01723 352235 or visit www.cphproperty.co.uk

ACCOMMODATION

GROUND FLOOR

Entrance Porch
10'9" x 6'10"

Entrance Hall





Lounge
19'8" x 15'5"
Open Plan to:

Dining Area
12'1" x 9'6"

Kitchen/Diner
18'0" x 9'6"

Utility/Rear Entrance
8'2" x 6'10"
Door to:

Integral Garage
21'3" x 9'10" max

Bedroom One
12'5" x 12'1"

Bedroom Two
12'5" x 9'10" excl. wardrobe

Bedroom Three
9'6" excl. wardrobe x 8'10"

Bathroom
9'6" x 8'10"

OUTSIDE

To the front of the property is a planted garden and paved driveway leading to the garage as well as providing ample off street parking for 4/5 vehicles. To the rear of the property is a substantial South facing garden with paved patio, planted sections and paved areas. There is also a summerhouse.

Details Prepared:
PF/060222



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

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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



Map data © 2022
 TOTAL FLOOR AREA - 1674 sq. ft. (155.5 sq. m.) approx.
 Make every effort to ensure the accuracy of the description. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should not be relied upon for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with reference to them, as to their operation or efficiency can be given.



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	78
Potential	63

England & Wales	
EU Directive	2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	(A) (81-91)
	(B) (69-80)
	(C) (55-68)
	(D) (39-54)
	(E) (27-38)
	(F) (1-20)
Not environmentally friendly - higher CO ₂ emissions	(G) (1-20)
Current	Potential

