



21 Hall Park Close, Scalby, Scarborough YO13 0RQ
Offers Over £260,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



An impressive, spacious ground floor apartment which is presented to a high standard throughout providing deceptively spacious living accommodation with a breakfast kitchen/diner, a further living room, two bathrooms, two double bedrooms, ample storage space, paved seating area, front and rear gardens, driveway, garage and is located within the ever sought after area of Scalby.

The characterful, spacious accommodation briefly comprises; an entrance porch with storage room/cupboard, entrance hall with three further storage areas, a bay fronted lounge, a spacious modern breakfast kitchen/diner, generous master bedroom with ensuite and built in wardrobes, a further double bedroom including built in storage and double doors to the conservatory, a house bathroom with bath and storage. Outside of the property benefits from a paved seating area, lawned front and rear gardens, garage and off-street parking.

Located within the ever popular Scalby Village area of Scarborough, the property affords excellent access to a wealth of amenities of which include; supermarket, eateries, local shops, a popular choice of schools, respected doctors surgeries and two further dentist's and a local pharmacy and a little further afar lies Scarborough Hospital. The property is also situated on a regular bus route to Scarborough Town Centre, Whitby and surrounding areas.

The property is offered to the market with no onward chain. Early internal viewing cannot be recommended enough, in order to fully appreciate this impressive, two bedroom 2 bathroom ground floor apartment. If you wish to book a viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk.

Accommodation

Entrance Porch
6'10" max x 7'10" max

Storage Cupboard/Cloak Room
3'10" max x 6'5" max





Entrance Hall

Bedroom 2
11'9" max x 11'1" max

Bedroom 1
11'10" max x 17'1" max

Ensuite
5'4" max x 8'3" max

Bathroom
8'6" max x 7'6" max

Lounge
11'10" max x 17'1" max

Kitchen/Diner
16'2" max x 12'6" max

Conservatory
8'10" max x 11'1" max

Externally

To the front of the property lies a well maintained garden layed mainly to lawn. To the side of the property lies a large shared driveway leading to a single car parking space and single garage. To the rear of the property lies a paved patio/seating area with expansive rear gardens and summer house.



Interested? Get in touch:

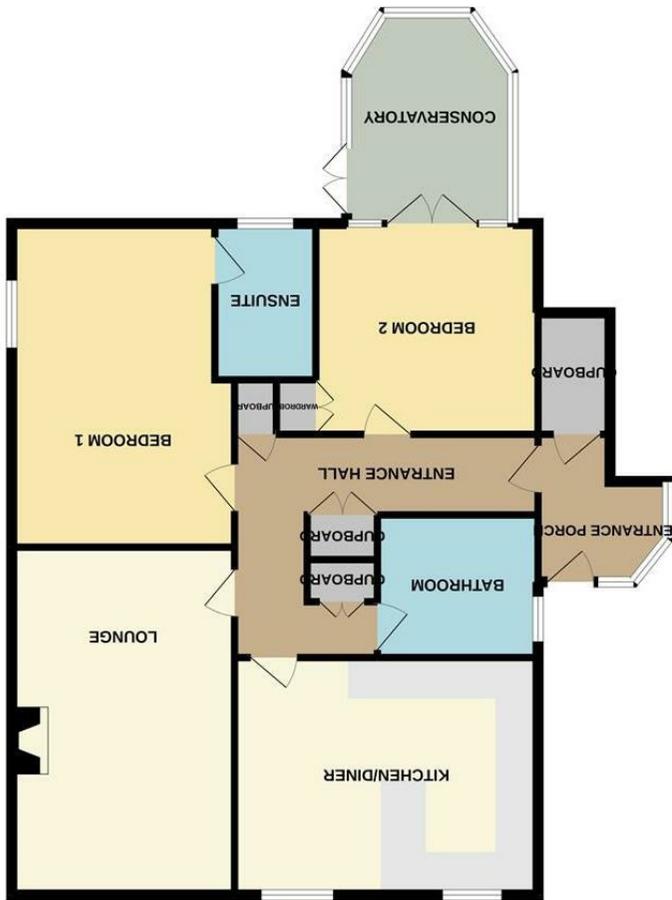
19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

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, floors and any other items are approximate and no responsibility is taken for any error, omissions or misstatements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The interior, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.



GROUND FLOOR

