97 Scalby Road, Scarborough, YO12 5QL

Offers Over £410,000

Prestige Collection

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Scalby Road, Scarborough

Offers Over £410,000

CPH are delighted to be presenting to the market this SUBSTANTIAL, CHARACTERFUL FIVE BEDROOM semi-detached home which is set within Scarborough's highly sought after NORTH SIDE provides EXTENSIVE LIVING ACCOMMODATION with FOUR RECEPTION ROOMS, FOUR BATHROOMS, a GARAGE, block paved OFF-STREET PARKING and GENEROUS TIERED GARDENS.

Occupying a pleasant central location, this attractive home offers well-proportioned versatile living arrangements, including an entrance porch and vestibule, a grand entrance hallway, generous bay windows to lounge and dining room and a breakfast room/study. The property benefits from a modern fitted kitchen with an opening to a further sitting area, a light and airy conservatory, utility room, a boiler room and a downstairs WC. To the first floor is a feature, generous landing with further stairs to the second floor and a variety of built-in storage. From the first floor landing there are also doors a spacious bay fronted master bedroom with an en-suite shower room and WC, a generous double bedroom with an en-suite shower room, a double bedroom and a shower room. Furthermore, to the second floor lies a landing, two double bedrooms and a bathroom. Outside, the property benefits from lawned and planted gardens to the front aspect together with a block paved driveway which provides access to the garage. To the rear of the property there is a generous tiered garden comprising of a lower level patio and seating area with steps up to a raised patio level (ideal for entertaining with steps to an upper level garden, being laid mainly to lawn.

Well located in proximity to a choice of popular schools and colleges as well as Scarborough hospital and being on a regular bus route into town the property could be of interest to a multitude of buyers including families as a variety of schools lay within proximity.

- SUBSTANTIAL FIVE BEDROOM SEMI-DETACHED HOME
- IMPOSING, VERSATILE LIVING ARRANGEMENTS
- FOUR RECEPTION ROOMS AND FOUR BATHROOMS
- GENEROUS TIERED GARDENS (LAWN AND PAVING)
- BLOCK PAVED OFF-STREET PARKING AND GARAGE
- WITHIN PROXIMITY TO SCARBOROUGH HOSPITAL
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

ACCOMMODATION:

GROUND FLOOR

Entrance Porch
4'7" x 3'11"

Entrance Vestibule
4'7" x 4'7"

Hallway
12'9" max x 8'6"

Lounge
17'0" max x 15'1"

Dining Room
16'8" max into bay x 14'1"

Downstairs WC
7'10" max x 4'11" max

Kitchen/Diner
13'5" x 12'1"

Sitting Area
10'2" x 9'10"

Breakfast Room/Study
13'5" max x 8'6"

Conservatory
11'5" x 9'10"

Utility Room
(10'9" max x 8'10" max) plus (5'10" x 5'6")

Boiler Room
4'11" x 3'11"

FIRST FLOOR

Landing
(23'7" x 10'5" max) plus (7'2" x 4'3")

Master Bedroom
17'4" max into bay x 15'5"

En-suite to the Master Bedroom
10'5" x 8'2"

Separate WC to the Master Bedroom
7'2" x 3'3"

Bedroom Two
22'3" max x 13'9" max

En-suite to Bedroom Two
7'10" x 4'3"

Bedroom Three
14'1" x 14'1"

Bathroom
6'10" max x 4'7" max

SECOND FLOOR

Landing
8'6" x 7'6"

Bedroom Four
14'1" x 12'1" max

Bedroom Five
15'8" max x 8'10" max

Bathroom
8'2" x 7'2"

OTHER:

Garage
18'0" x 11'5"

Details Prepared
TLPF/150622

Occupying a desirable position on Scarborough's North Side is this IMPOSING FIVE BEDROOM home which provides EXTENSIVE LIVING ARRANGEMENTS.

GROUND FLOOR
1460 sq.ft. (135.6 sq.m.) approx.

1ST FLOOR
1105 sq.ft. (102.7 sq.m.) approx.

2ND FLOOR
410 sq.ft. (38.1 sq.m.) approx.

TOTAL FLOOR AREA : 2975 sq.ft. (276.4 sq.m.) approx.

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 operability or efficiency can be given.
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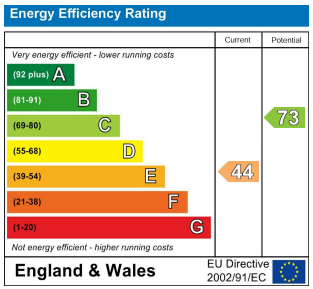

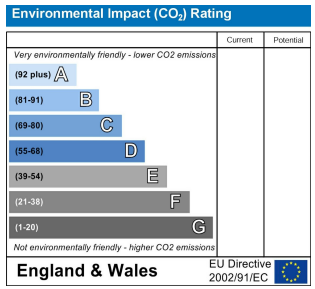

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