



19 Osgodby Lane, Scarborough YO11 3QD  
Offers Over £250,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



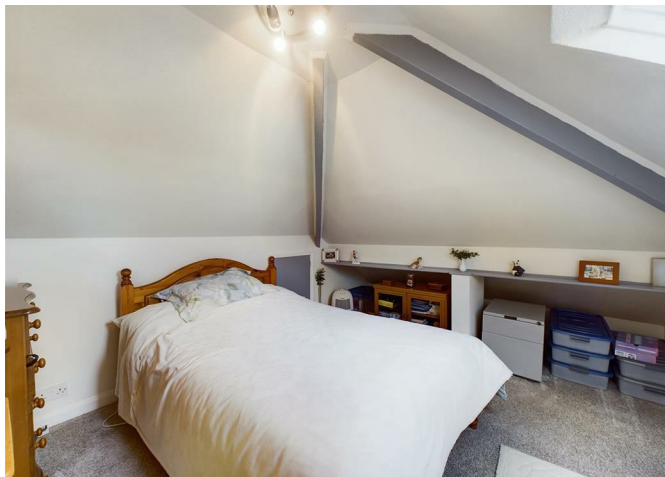
- 2/3 BEDROOM DETACHED BUNGALOW
- SET OVER TWO FLOORS
- BEAUTIFUL LAWNED GARDENS
- SUBSTANTIAL STONED DRIVEWAY
- DOUBLE GARAGE/WORKSHOP
- SUN ROOM
- SOUTH FACING GARDENS

Offered to the market is this SUBSTANTIAL DETACHED 2/3 BEDROOM BUNGALOW that is set over TWO FLOORS. The property is set on a SUBSTANTIAL PLOT with SOUTH FACING LAWNED GARDENS, SUBSTANTIAL DRIVEWAY and DOUBLE GARAGE/WORKSHOP. The property benefits from SUN ROOM, LAUNDRY ROOM and DRESSING ROOM.

The bungalow is well proportioned and has been well maintained with gas central heating and uPVC double glazing throughout. The property itself briefly comprises entrance hallway providing access to the lounge with bay window, the kitchen, a double bedroom with bay window overlooking the beautiful front garden/driveway, the dining room with potential for a third bedroom, the house bathroom with shower, laundry room and sun room. To the first floor lies a further double bedroom with storage and a modest dressing room. Externally, the property benefits from gardens laid mainly to lawn, a stoned driveway for multiple vehicles and the detached double garage with single door. Being located in Osgodby the property afford excellent access to superb countryside and coastal walks, local shops, public house and is also on a regular bus route into the town.



Early internal viewing of this property is highly recommended to fully appreciate the space, setting, views and gardens on offer. This really is an excellent opportunity to acquire a truly unique property in a fantastic position. You will not be disappointed. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)



## ACCOMMODATION

### GROUND FLOOR

Hallway  
17'0" max x 2'11" max

Living Room  
13'6" max x 10'6" max

Kitchen  
9'10" max x 9'9" max

Bedroom 1  
16'6" max x 10'7" max

Bedroom 3/ Dining Room  
9'10" max x 8'7" max

Laundry Room  
9'3" max x 7'5" max

Sunroom  
9'1" max x 7'8" max

Bathroom  
6'7" max x 5'8" max

### FIRST FLOOR

Bedroom 2  
13'6" max x 10'4" max

Dressing Room

Externally

The front of the property benefits from a substantial stoned driveway for ample parking, gardens laid mainly to lawn and a detached garage double garage with single door and workshop space. The rear of the property offers south facing lawned gardens with modest patio space and planting area.

Details

Council Tax Banding - C  
LCAB 24032023

Interested? Get in touch:

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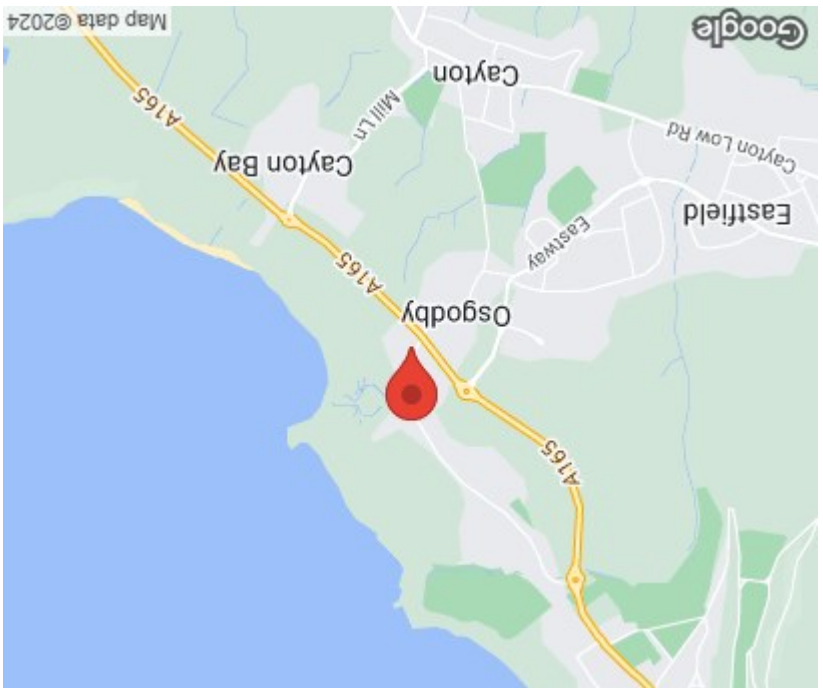
**CPH**

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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
Current	74
Potential	42

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current	
Potential	



**Ground Floor Building 1**

Approximate total area<sup>(1)</sup>  
 1162.23 ft<sup>2</sup>  
 107.97 m<sup>2</sup>  
 Reduced bedroom  
 85.30 ft<sup>2</sup>  
 7.92 m<sup>2</sup>

**Ground Floor Building 2**

Garage  
6'20" x 4'55"

**Floor 1 Building 1**

Bedroom  
10'4" x 13'6"  
3'17" x 4'12"

Dressing Room

Landing

Write every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFE360

(1) Excluding balconies and terraces

Reduced bedroom (Below 1.5m x 2.0m)