



10 Sandybed Crescent, Scarborough YO12 5LS

Guide Price £540,000

Prestige
Collection
cphproperty.co.uk



This substantial six bedroom detached house with self contained granny annex to the lower ground floor makes for a fantastic family home or perfect for multi-generational living.

+++This SUBSTANTIAL SIX BEDROOM, THREE BATHROOM DETACHED FAMILY HOME also benefits from a SELF-CONTAINED GRANNY ANNEXE TO THE LOWER GROUND FLOOR with private entrance door to the rear so ideal for someone looking for a multi-generational home or to generate an additional income through renting the annex out. Externally the property benefits from generous lawned and patio gardens plus a driveway and hard-standing to the front of the property leading to the integral garage but also had a second driveway leading down the side of the house to the annex at the rear+++

This deceptively spacious accommodation briefly comprises to the ground floor entrance hall, with door to substantial 27' (8.2m) lounge/diner, breakfast kitchen, separate w/c and integral garage. From the entrance hall stairs lead to the first floor landing but also door and stairs to lower ground floor. To the lower level is a utility room, games/hobbies room and gym then partition door to: Annex: With inner hall and doors leading to Lounge, kitchen, bedroom and bathroom. The lounge also benefits from double patio doors leading out to the rear garden and provide private access to the annex. To the first floor within the main house are four generous double bedrooms with the master benefitting from en-suite shower room plus a house bathroom. To the second floor are two further double bedrooms and a shower room. Externally the property benefits from generous off street parking via the forecourt and separate driveway tot eh side plus to the rear benefits from a split level lawned and patio garden enclosed with fenced boundaries and mature planted borders.

The property is well located within the popular Stepney/Sandybed area providing excellent access to a choice of popular schools & Sixth Form College, Falsgrave shopping parade and Scarborough hospital.

Internal viewing highly recommended to fully appreciate the space, setting and potential this property has to offer. Call 01723 352235 to book now.



ACCOMMODATION

GROUND FLOOR

Entrance Vestibule and Hall

With double glazed entrance door, door to integral garage, doors and stairs to the lower ground floor and stairs leading to the first floor landing.

Lounge/Diner

28'6" max into bay x 12'9" max

With double glazed bay window to the front and double glazed double patio doors to the rear balcony. Door to:

Kitchen/Diner

17'8" x 13'9" max

Fitted with a matching range of wall and base units with work surfaces over, double glazed window to the rear overlooking the rear garden and double glazed double patio doors to balcony.

Cloakroom/W/c

6'6" max x 4'7"

Fitted with low flush w/c and double glazed window to the front.

Integral Garage

20'4" x 10'2"

Fitted with up and over door light and power points. Internal door to Entrance vestibule.

LOWER GROUND FLOOR

Games Room

13'1" x 10'2"

With double glazed window to the side, stairs leading to the ground floor. Doors to:

Gym/Study

9'6" x 8'2"

Utility Room

13'5" x 6'2"

With double glazed door leading out to the rear garden. Fitted base units with work surfaces and single drainer sink over.

SELF CONTAINED GRANNY ANNEXE



The property is well located within the popular Stepney/Sandybed area and externally offers generous off street parking space and a substantial split level, lawned and patio rear garden.

Entrance Hall
10'2" x 6'6"
With doors to:

Lounge
13'5" x 13'1"
With sliding patio doors leading out to the rear garden.

Kitchen/Diner
9'10" max x 9'2"
Fitted with a matching range of wall and base units with work surfaces over and one and a half bowl sink.

Bedroom
17'0" x 9'10"
With double glazed window to the rear.

Bathroom
9'2" x 8'2"
Bathroom with four piece suite comprising panelled bath, step in shower, wash hand basin and low flush w/c.

FIRST FLOOR

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

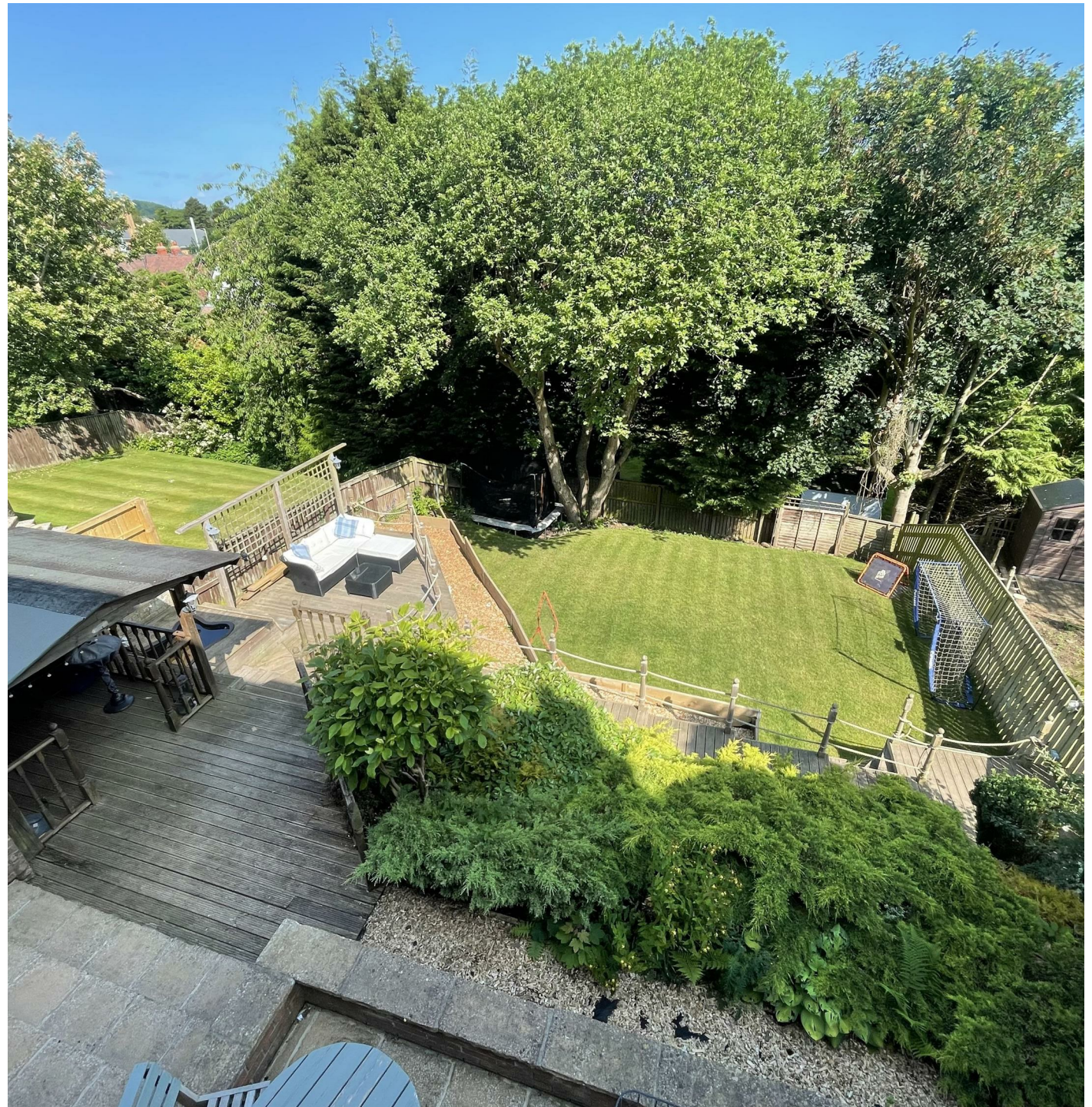
Master Bedroom
17'0" x 11'1"
Double glazed window to the front and door to:

En-Suite Shower Room
Fitted with three piece suite comprising step in shower, low flush w/c and wash hand basin, double glazed window to the front.

Bedroom Two
17'4" x 10'9"
Two double glazed windows to the rear.

Bedroom Three
14'1" x 12'9"
With double glazed window to the rear.

Bedroom Four/Sauna
13'5" max x 13'1"
With built in wardrobes and sauna, double glazed window to the front.



Bathroom

9'2" x 6'6"

Fitted with three piece suite comprising panelled bath, low flush w/c and vanity wash hand basin, double glazed window to the side.

SECOND FLOOR

Landing

With double glazed 'Velux' window to the rear, access to eaves storage and doors to:

Bedroom Five

13'5" x 12'9" max

Double glazed window to the side and 'Velux' window to the rear.

Bedroom Six

13'5" x 9'10"

Double glazed window to the side and 'Velux' window to the rear.

Bathroom

6'6" x 6'2"

Fitted with a white three piece suite comprising step in shower, low flush w/c and wash hand basin.

EXTERNALLY

To the front of the house is a generous driveway and hard standing providing off street parking for numerous vehicles and leading to the garage. To the side of the property is a further driveway which leads down the side of the property to the granny annexe at the rear. To the rear of the property is a generous split level landscaped garden with the upper level benefitting from a paved patio, the middle level again has a further covered patio and decked patio area and then to the lower level is a generous lawned garden. The rear garden is fully enclosed with hedged and fenced boundaries as well as some mature borders.

Council Tax and EPC

Council Tax Band(s)

House. - Band F & Annexe Band A

EPC Rating(s)

House Band C & Annexe Band D

Details Prepared/Ref:

PF/210623





LOWER GROUND FLOOR/ANNEXE
896 sq.ft. (83.3 sq.m.) approx.



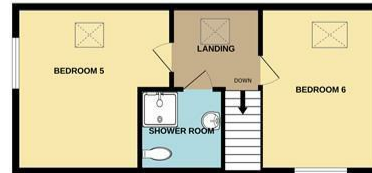
GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR
879 sq.ft. (81.7 sq.m.) approx.



2ND FLOOR
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 3084 sq.ft. (286.5 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.
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
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			
England & Wales		72	79
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



Interested? Get in touch today:
 t. 01723 352235 e. sales@cphproperty.co.uk
 19 St.Thomas Street, Scarborough YO11 1DY
 www.cphproperty.co.uk

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