



28 Alexandra Park, Scarborough YO12 5JN
Offers Over £250,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- DETACHED DORMER-BUNGALOW
- THREE BEDROOMS
- SINGLE GARAGE
- LAWNED GARDENS
- SET OVER TWO FLOORS
- SOUGHT AFTER LOCATION
- VIEWS TO SCARBOROUGH CASTLE

CPH are delighted to bring to market this DETACHED DORMER-BUNGALOW set over TWO FLOORS with THREE BEDROOMS and TWO RECEPTION ROOMS. The property benefits from a DRIVEWAY for AMPLE PARKING, SINGLE GARAGE and GARDENS LAID MAINLY TO LAWN. Located in the SOUGHT AFTER MANOR ROAD AREA.

The property has been well maintained with UPVC double glazing, a recently renewed gas central heating system and a full rewire throughout. The property briefly comprises of: the entrance hallway that provides access to the living room with bay window and gas fireplace, the dining/sitting room, the kitchen, one double bedroom, one good sized single bedroom with under stair storage and the family bathroom with separate W/C. To the first floor lies a landing with storage cupboard, the master bedroom with superb open aspect views to Scarborough Castle and the gardens and the first floor W/C. The property has walk in access to the attic room creating potential to develop into further bedrooms subject to planning permission. Externally, the property benefits from a driveway for ample parking leading to the single garage, concrete steps to the lawned front garden and flowerbed and shrubbery areas. The rear of the property offers a paved patio seating area and a generous, tiered, lawned garden allowing potential for a second seating area.



Located within the ever popular Manor Road area of Scarborough, the property provides a wealth of amenities and attractions at hand. Local shops and eateries can be located within close proximity and a range of schools and a college nearby as well as Peasholm Park, The Alpacare, Manor Road Park, Scarborough Hospital and Scarborough's North Bay Beach.

Early viewing comes highly recommended to appreciate the space and setting on offer with this three bedroom dormer-bungalow. If you would like to book a viewing, please contact CPH Property Services on 01723352235 or visit our website www.cphproperty.co.uk.



ACCOMMODATION

GROUND FLOOR

Living Room
15'8" max x 11'8" max

Dining Room/Sitting Room
12'4" max x 12'2" max

Kitchen
15'1" max x 6'9" max

Bedroom 2
11'4" max x 9'1" max

Bedroom 3
10'1" max x 7'4" max

Bathroom
7'2" max x 5'6" max

W/C
5'6" max x 2'7" max

FIRST FLOOR

Bedroom 1
15'0" max x 11'7" max

W/C
5'7" max x 3'0" max

Externally

The front of the property benefits from a driveway for ample parking leading to the single garage, concrete steps to the lawned front garden and flowerbed and shrubbery areas. The rear of the property offers a paved patio seating area and substantial, tiered, lawned gardens providing potential for a second seating area,

Details

Council Tax Banding - D

LCAB 30052023



Interested? Get in touch:

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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



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) (21-38)
	(F) (1-20)
Not energy efficient - higher running costs	(G)
Current	52
Potential	80

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)
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Not environmentally friendly - higher CO ₂ emissions	(G)
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