



Osgodby Lodge Osgodby Way, Scarborough YO11 3JG

Offers In Excess Of £750,000

Prestige  
Collection  
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STUNNING DOUBLE BAY FRONTED FOUR BEDROOM FAMILY HOME. SITUATED ON AN ELEVATED PLOT THE PROPERTY BENEFITS FROM STUNNING 360 DEGREE OPEN ASPECT VIEWS INCLUDING SEA VIEWS UP AND DOWN THE COAST.

CPH are delighted to bring to market this IMPOSING DETACHED FAMILY HOME with FOUR BEDROOMS, THREE BATHROOMS and TWO RECEPTION ROOMS. The property benefits from WRAP AROUND GARDENS, SUBSTANTIAL DRIVEWAY and TWO GARAGES. Located in Scarborough's desirable SOUTH SIDE with SUPERB PANORAMIC VIEWS to the SEA and COUNTRYSIDE.

The property has been excellently maintained through out with gas central heating and uPVC double glazing. The accommodation briefly comprises of: the entrance vestibule leading to the main hallway with stairs leading to the first floor, a generous bay fronted lounge with fire place, the dining room with bay window, the downstairs W/C and the substantial breakfast/kitchen area with kitchen island and access to the utility room and garage. To the first floor lies a landing that provides access to the boarded loft space via a pull down ladder, the loft space is currently separated into individual rooms with feature windows with beautiful views and has potential to create extra living accommodation subject to planning permission. The landing also offers two bay fronted double bedrooms with ensuite's, a further two double bedrooms and the house bathroom complete with three-piece suite. Externally, the front of the property benefits from ample off-street parking, two garages and wrap around gardens. The rear and side of the property offers generous landscaped gardens with summer houses that include light and power and a decked area with hot tub perfectly situated to enjoy those superb views to the Sea and Castle.

Located in the Osgodby area the property offers excellent access to coastal walks along the Cleveland Way and down onto the nearby Cayton Bay. Also within the village are drinking and eating establishments and also a nearby regular bus route into Scarborough.

Internal viewing comes highly recommended in order to fully appreciate the space, setting and finish on offer with this fantastic property. Call our friendly team on 01723 352235







## ACCOMMODATION

### GROUND FLOOR

#### Vestibule

5'6" x 3'11"

#### Entrance Hall

15'5" x 6'6"

#### Lounge

28'6" max x 13'9"

#### Dining Room

17'4" max x 14'1"

#### Kitchen

18'8" x 24'7" max

#### W/C

7'2" x 6'6"

#### Utility Room

14'1" x 5'2"

### FIRST FLOOR

#### Bedroom 1

16'8" max x 14'1"

#### Ensuite

9'2" x 6'6"

#### Bedroom 2

16'0" max x 14'1" max

#### Ensuite

9'2" x 2'11"

#### Bedroom 3

13'9" x 11'9"

#### Bedroom 4

12'1" x 11'9"

#### Bathroom

8'2" x 5'10"

#### External

The front of the property benefits from ample off-street parking, two garages and wrap around gardens. The rear and side of the property offers generous landscaped gardens with summer houses that include light and power and a decked area with hot tub perfectly situated to enjoy those superb views to the Sea and Castle.

#### Details

Council Tax Banding - E

LCPF 07072023



EXTERNALLY THE PROPERTY IS APPROACHED VIA A SUBSTANTIAL DRIVEWAY WITH AMPLE OFF STREET PARKING. THERE ARE MATURE PLANTED AND LAWNED GARDENS TO THE SIDE AND REAR WITH TWO GARDEN ROOMS, POND AND DECKED PATIO/HOT TUB AREA

















TOTAL FLOOR AREA : 2318 sq.ft. (215.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	



**Interested? Get in touch today:**  
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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