



86 Scholes Park Road, Scarborough YO12 6QY
Offers In The Region Of £295,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



This STUNNING, EXTENDED semi detached bungalow offered with NO ONWARD CHAIN is WELL LOCATED on the North side of Scarborough only a short walk from Scarborough's NORTH BAY AND THE BEACH. The property is set up with a feature MODERN OPEN PLAN LAYOUT to the rear including the sitting/dining room, breakfast kitchen and sun room creating a FANTASTIC, CONVIVIAL SPACE IDEAL FOR ENTERTAINING. The property also benefits from GARAGE, DRIVEWAY and a GENEROUS SOUTH FACING LAWNED REAR GARDEN.

The well appointed accommodation briefly comprises of a generous sitting/dining room with feature log burner with double glazed entrance door to the side, this is open plan to the modern breakfast kitchen with picture window overlooking the rear garden and open plan to the sun room with a further feature modern log burner stove. There are three double bedrooms (one being the original lounge) plus a modern house bathroom plus a separate w/c. The property 'in our opinion' is offered to the market in excellent order throughout having been updated as well maintained by the current owners. The property does also benefit from gas heating and uPVC double glazing.

Externally the property benefits from a lawned front garden and generous driveway running the full length of the property the the garage at the rear. To the rear the property boasts a fantastic, generous South facing garden which is laid mainly to lawn but also with paved and decked patio areas plus a covered seating/dining area ideal for entertaining. The rear garden is also fully enclosed with fenced boundaries.

Being located on The North side of Scarborough the bungalow affords excellent access to a wide range of amenities and attractions including supermarket, public house, golf course, swimming pool, Open Air Theatre, North Bay and beach.



ACCOMMODATION

Sitting/Dining Room
19'0" max x 12'1"

With double glazed entrance door to the side, feature fireplace, double glazed window to the side and open plan to:

Breakfast Kitchen
12'1" x 6'6"

Fitted with a modern matching range of wall and base units with work surfaces over and single drainer sink, breakfast bar, double glazed window to the rear and open plan to:



Sun Room
14'1" x 9'2"
With double glazed double doors leading out into the rear garden, glass roof and log burner.

Inner Hall
With doors to:

Bedroom One/Former Lounge
15'8" max into bay x 14'9" max
With double glazed bay window to the front.

Bedroom Two
15'1" x 11'9" max
With built in wardrobes and double glazed sliding patio doors leading to the sun room.

Bedroom Three
9'2" x 8'10"
With double glazed window to the front.

Bathroom
7'10" max x 6'2"
Fitted with a modern white three piece suite comprising panelled bath with shower over, low flush w/c and pedestal wash hand basin, tiled walls, chrome heated towel rail and double glazed window to the side.

Separate W/c
5'6" x 3'3"
Fitted with a low flush w/c, bidet and pedestal wash hand basin, tiled walls and double glazed window to the side.

EXTERNALLY

To the front of the property is a lawned garden and a driveway runs down the side of the property to the garage at the rear as well as providing off street parking for approximately four vehicles. To the rear of the property is a well presented South facing lawned garden with decked and paved patio/seating areas. The rear garden is enclosed with fenced boundaries and there is also a covered outside seating/dining area ideal for entertaining.

Garage
The garage is detached with electric roller door, windows to the side light and power points and a service door to the rear.

EPC and Council Tax
Council Tax - Band (TBC) Currently not banded due to being a holiday rental property
EPC Rating - Band C

Details Prepared/Ref:
PF/250723

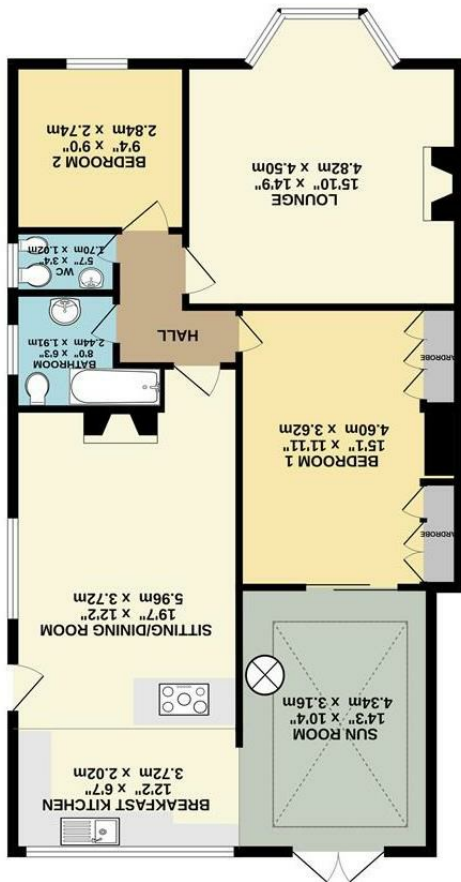


NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



Make every attempt to make the accuracy of the figures correct here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any omission or mis-statement. This plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Made with Bluebeam. ©2023

TOTAL FLOOR AREA: 998 sq.ft. (92.7 sq.m.) approx.



GROUND FLOOR
 998 sq.ft. (92.7 sq.m.) approx.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(g2 plus) A
	(g1-g1) B
	(g1-g0) C
	(g5-g8) D
	(g9-g4) E
	(g1-g8) F
	(g1-g0) G
Not energy efficient - higher running costs	(1-g0)
Current	69
Potential	81

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(g2 plus) A
	(g1-g1) B
	(g1-g0) C
	(g5-g8) D
	(g9-g4) E
	(g1-g8) F
	(g1-g0) G
Not environmentally friendly - higher CO2 emissions	(1-g0)
Current	
Potential	

