



59 North Street, Scalby, Scarborough YO13 0RP

Offers In The Region Of £425,000

Prestige
Collection
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North Street, Scalby, Scarborough

Offers In The Region Of £425,000

- THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS LIVING ARRANGEMENTS
- ONE BEDROOM SELF-CONTAINED ANNEXE WITH KITCHEN/UTILITY
- STUDY/OFFICE ROOM AND OFFICE
- WORKSHOP AND GARAGE
- GENEROUS GARDENS WITH COURTYARD AREA

Packed with CHARACTER and CHARM is this IMPOSING, THREE BEDROOM SEMI-DETACHED HOME which is well located in the sought after village of SCALBY. IDEAL for MULTI-GENERATIONAL LIVING as the property has a ONE BEDROOM SELF-CONTAINED ANNEXE with a KITCHEN/UTILITY. The property has the additional benefit of a STUDY ROOM, CONSERVATORY, SEPARATE WC, WORKSHOP, GARAGE and GARDENS.

Viewing does come HIGHLY RECOMMENDED, in order to fully appreciate the finish and location on offer.

The main accommodation comprises in brief on the ground floor of; a lounge with a fireplace, a study/office room, inner hallway with stairs to the first floor, pantry cupboard, kitchen/diner with double doors out to the gardens, a light and airy conservatory with double doors out to the gardens. To the first floor of the property lies a landing with a built-in airing cupboard and three bedrooms. The property does also have a loft space which is accessed via a pull down ladder.

The annexe is located on the ground floor and comprises of; hallway, WC, a lounge/bedroom, a kitchen/utility and a bathroom.

External to the property lies well maintained lawned gardens with planted borders, a block paved courtyard area, a brick-built workshop with light and power, potting shed, a shared driveway with off-street parking and a garage with light and power.

North Street lies within the heart of the popular residential district of Scalby, on the North side of Scarborough. It can be approached from both High Street and Stony Lane via Scalby Road (A171). The property is within easy reach of local amenities which includes village shops, church, public houses, tennis courts and bowling greens as well as the nearby Newby shops, doctors surgery, chemists and various banks.

To arrange a viewing, please contact CPH today on 01723 352235 or visit cphproperty.co.uk



Packed with CHARACTER and CHARM is this IMPOSING, THREE BEDROOM SEMI-DETACHED HOME with a ONE BEDROOM SELF-CONTAINED ANNEXE.



ACCOMMODATION:

GROUND FLOOR

Lounge

14'1" x 11'9" max

Study Room/Office

12'1" max x 5'10"

Pantry Cupboard

6'6" x 2'11"

Kitchen

16'0" x 10'5"

Conservatory

13'9" max x 12'5"
max

Bathroom

7'2" x 6'6"

Annexe or Main

Entrance Hallway

9'10" max x 6'6"
max

WC

5'2" x 2'7"

Annexe

Kitchen/Utility

9'10" x 6'2" max

Annexe Living

Room/Bedroom

9'10" x 5'10"

Annexe Bathroom

9'10" x 5'10"

OTHER:

Workshop

17'4" x 13'9"

Potting Shed

12'1" x 3'7"

Garage

22'3" x 12'1"

Details Prepared

TLPF/090823

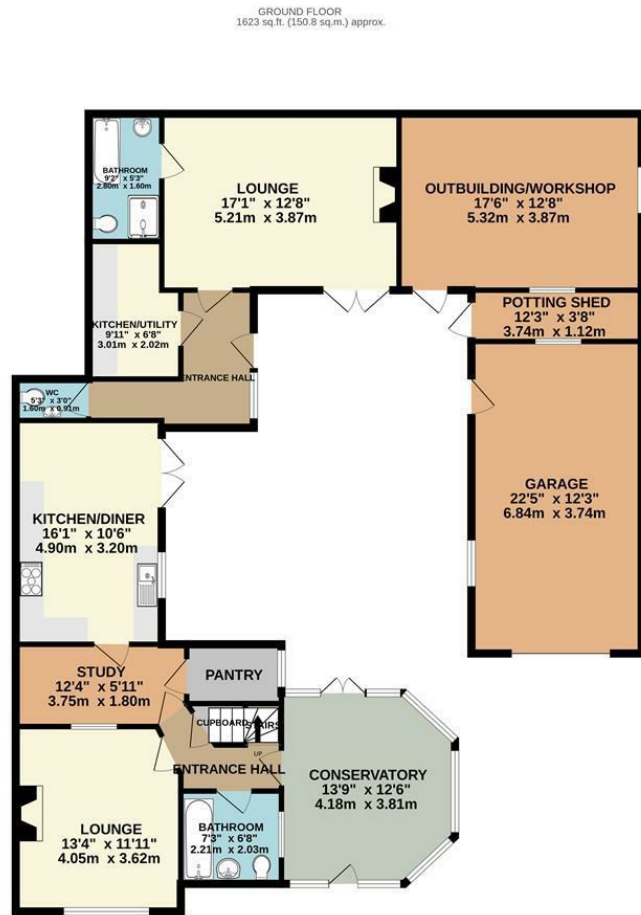


NORTH STREET lies within the HEART of the POPULAR residential district of SCALBY, on the NORTH SIDE of SCARBOROUGH.

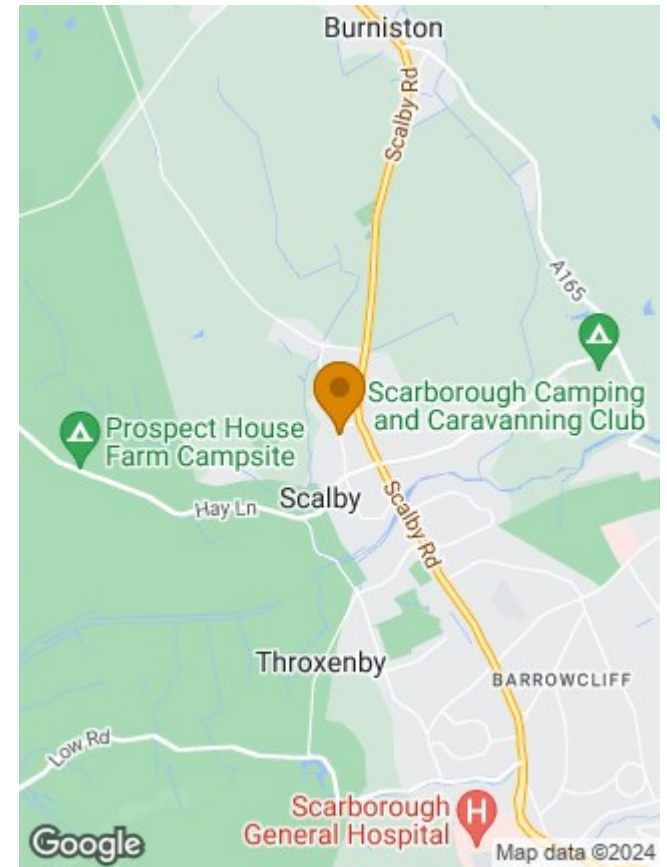








TOTAL FLOOR AREA: 1964 sq.ft. (182.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
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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	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:

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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