



49 Weaponness Valley Road, Scarborough, YO11 2JG  
Price Guide £200,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- TWO BEDROOM SEMI-DETACHED BUNGALOW
- MODERN KITCHEN AND SHOWER ROOM
- OFF-STREET PARKING AND GARAGE
- LAWNED GARDENS
- POPULAR WEAPONNESS LOCATION
- OFFERED WITH NO ONWARD CHAIN

Offered to the market with NO ONWARD CHAIN is this SPACIOUS, TWO BEDROOM SEMI-DETACHED BUNGALOW set within Scarborough's ever popular WEAPONNESS area with GARDENS, OFF-STREET PARKING and a GARAGE.

The property has been well maintained throughout with gas central heating and uPVC double glazing. The accommodation briefly comprises of: entry into the modern kitchen with integrated oven and hob and leads to the main hall, the lounge with fireplace, shower room with three-piece suite, the first bedroom and a further bedroom with doors to the rear garden. To the front of the property lies a lawned garden with a driveway leading down the side of the property to a detached garage with electric. To the rear of the property lies a gardens laid mainly to lawn with a paved seating area and fenced boundaries.

The property is well located in the secluded Weaponness area of Scarborough with the Sports village, swimming pool and gym nearby as well as a local convenience store, a choice of popular drinking and eating establishments not to mention Scarborough's South Bay and town centre within easy reach. A regular bus service does also operate from nearby the property, providing an easy commute to and from Scarborough Town Centre and surrounding areas.

Offered with NO ONWARD CHAIN viewing cannot be recommended enough in order to fully appreciate the space, setting and position that this bungalow has on offer. If you wish to book a viewing, please contact our friendly and experienced sales team at CPH today on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).





ACCOMMODATION:

GROUND FLOOR

Lounge

16'0" x 10'9" max

Kitchen

12'5" x 8'6"

Inner Hallway

6'6" x 3'7" max

Bedroom One

12'5" x 10'5" max

Bedroom Two/Dining Room

9'2" x 9'2"

Shower Room

6'6" x 5'6"

OTHER:

External

To the front of the property lies a lawned garden with a driveway leading down the side of the property to a detached garage. To the rear of the property lies a garden laid mainly to lawn with a paved seating area and fenced boundaries.



Details Prepared/Ref

TLPF/081123 ESR13305

Interested? Get in touch:

19 St.Thomas Street,  
Scarborough YO11 1DY  
t. 01723 352235  
e. sales@cphproperty.co.uk  
www.cphproperty.co.uk

**CPH**

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 ensure the accuracy of the factual content here. Measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions. This plan for guidance 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 Metreware C1023

TOTAL FLOOR AREA: 548 sq.ft. (50.9 sq.m.) approx.

