



3 Raincliffe Grove, Scarborough, YO12 5BX  
Price Guide £499,950





- IMPRESSIVE DETACHED HOME
- FOUR DOUBLE BEDROOMS
- SPACIOUS LIVING ARRANGEMENTS
- LAWNED GARDENS
- OFF-STREET PARKING AND GARAGE
- POPULAR STEPNEY LOCATION

CPH are delighted to be presenting to the market this IMPOSING, FOUR BEDROOM DETACHED BUNGALOW which is set on an ELEVATED PLOT in Scarborough's sought after STEPNEY AREA with LAWNED GARDENS, OFF-STREET PARKING and a GARAGE. The property is offered to the market in EXCELLENT DECORATIVE ORDER with TWO RECEPTION ROOMS, CONSERVATORY, TWO BATHROOMS plus a WC and a UTILITY ROOM.

The property comprises on the ground floor; entrance hallway with stairs to the first floor and understairs storage, a downstairs WC, a living room with a log burner and an opening to a light and airy conservatory, a modern kitchen fitted with a range of units, a further reception room which can be utilised for many purposes including a breakfast/dining room, a rear hallway with access to a utility room. Also to the ground floor lies a double bedroom and shower room. To the first floor lies a landing with built-in storage, three double bedrooms and a house bathroom. Externally, to the front of the property lies a frontage for off-street parking and access to the detached garage. To the rear of the property is a mature garden mainly laid to lawn with, patio and decking areas and astro turfed seating area to the side.



Being located within the highly popular Stepney area, the property is within proximity to Falsgrave where a wealth of amenities are at hand, including supermarkets, a choice of popular eating and drinking establishments, Falsgrave Surgery and a pharmacy. The property is also situated nearby to a range of highly sought after schools and colleges. 'In our opinion' the property is offered to the market in excellent order throughout having been well maintained and updated to a high specification throughout by the current vendors.

Internal viewing is highly recommended to fully appreciate the space, finish, setting and surroundings on offer from this spacious, modern detached home.





ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

Downstairs WC

Living Room

22'0" x 12'11"

2nd Reception Room/Dining Room

30'8" x 9'8"

Conservatory

14'0" x 6'3"

Kitchen

13'5" x 12'11"

Utility Room

6'11" x 5'2"

Inner Hallway

Bedroom Four

16'0" x 11'10"

Downstairs Shower Room

FIRST FLOOR

Landing

Bedroom One

16'2" x 9'10"

Bedroom Two

13'3" x 10'0"

Bedroom Three

12'4" x 18'6"

House Bathroom

Details Prepared/Ref:

TLPF/021123 -  
ESR13300



Interested? Get in touch:

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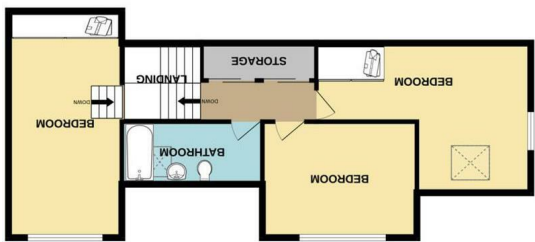
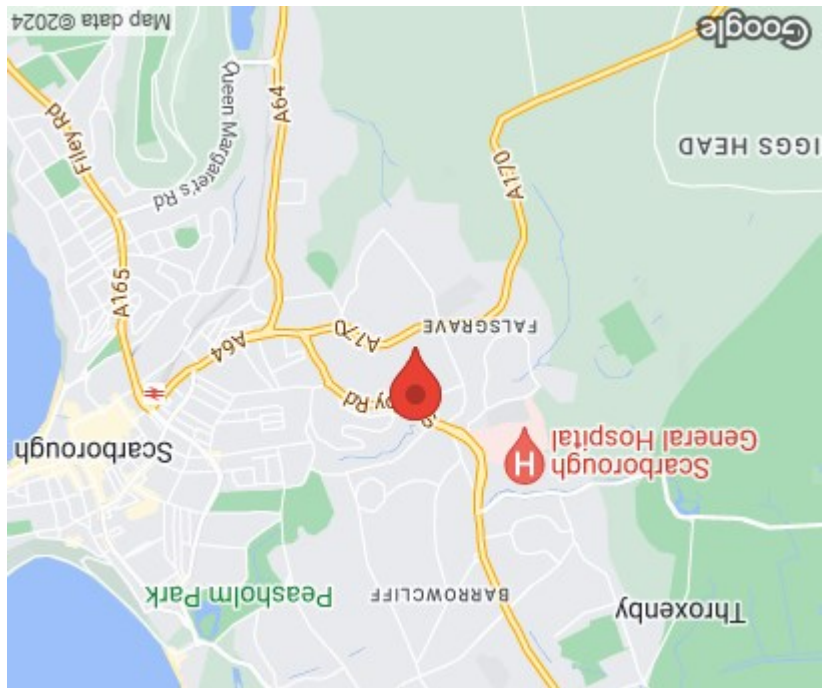
**CPH**

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



England & Wales	
EU Directive 2002/91/EC	
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
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
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
Current	Potential



1ST FLOOR  
 690 sq.ft. (64.1 sq.m.) approx.



GROUND FLOOR  
 1353 sq.ft. (125.7 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, the approximate and no responsibility is taken for any 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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TOTAL FLOOR AREA: 2043 sq.ft. (189.8 sq.m.) approx.