



25 Ashburn Rise, Scarborough, YO11 2JL  
Offers In The Region Of £220,000

CPH  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- TWO BEDROOM DETACHED BUNGALOW
- FANTASTIC VIEWS
- OFF-STREET PARKING AND GARAGE
- LAWNED GARDENS
- POPULAR RESIDENTIAL LOCATION
- NO ONWARD CHAIN

Offered to the market with NO ONWARD CHAIN is this TWO BEDROOM DETACHED BUNGALOW, set in Scarborough's popular WEAPONNESS area with FANTASTIC VIEWS, LAWNED GARDENS, PARKING and a GARAGE.

The property comprises of; Entrance hall with two storage cupboards doors to a spacious lounge/diner with open views across the valley, a generous breakfast kitchen with a range of wall and base units, a master bedroom with equally impressive views, a further double bedroom, house bathroom and separate wc. Externally, to the front of the property, lies a lawned front garden accompanied by a driveway which leads to a garage with an up and over door. To the rear of the property lies a garden laid to lawn. The property itself does already benefit from UPVC double glazing and a new gas central heating system via a combination boiler.

This bungalow occupies a desirable cul-de-sac setting within the well located Weaponness area of Scarborough and is well placed for a wealth of amenities including the new sports village, swimming pool and gym, local shops, supermarket and a little further within easy reach is Scarborough town centre, train station plus Scarborough's South Bay and the beach.

Early Internal viewing is highly recommended in order to fully appreciate the space, setting and position on offer from this deceptively spacious two bedroom semi-detached bungalow. To arrange your viewing please contact our friendly and experienced sales team at CPH today on 01723352235 or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk).







ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

13'6" x 4'0" max

Lounge

18'11" x 13'2" max

Kitchen

11'10" x 9'6" max

Bedroom One

13'6" x 11'7" max

Bedroom Two

10'0" x 10'5" max

Bathroom

7'8" x 5'7" max

Separate WC

7'9" x 2'8" max

Details Prepared

TLAB/231123 ESR13319



Interested? Get in touch:

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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

