



225 Scalby Road, Scarborough YO12 6TE
Offers In The Region Of £310,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- NO ONWARD CHAIN
- IMPRESSIVE THREE BEDROOM DETACHED HOME
- SPACIOUS LIVING ACCOMMODATION
- OFF-STREET PARKING AND GARAGE
- GENEROUS LAWNED GARDENS
- LOCATED WITHIN CLOSE PROXIMITY TO SCARBOROUGH HOSPITAL
- HOME OFFICE/GARDEN ROOM

Situated on Scarborough's highly desirable NORTH SIDE within close proximity to SCARBOROUGH HOSPITAL is this ATTRACTIVE THREE BEDROOM DETACHED FAMILY HOME offered to the market with NO ONWARD CHAIN which benefits from GENEROUS LAWNED GARDENS, GARAGE and OFF-STREET PARKING.

The well-proportioned accommodation briefly comprises on the ground floor: entrance hall with built-in storage and stairs to the first floor, a spacious bay fronted lounge with gas fire and double patio doors leading to the garden, a spacious open plan kitchen/diner with a center island and built-in appliances (oven, hob and fridge freezer) and a downstairs storage room/utility. To the first floor lies a landing, three bedrooms and a modern bathroom with walk in shower and freestanding bath. To the second floor lies a permanent hobbies room/potential fourth bedroom with access to the loft storage. External to the property lies a driveway providing off-street parking for approximately 3 vehicles and access to a garage with a store/workshop to the rear and power. To the rear of the property lies a generous garden laid mainly to lawn which includes a paved seating area and home office/garden room with power. 'In our opinion' the property is offered to the market in great order throughout having been newly renovated with also being double glazed throughout with gas central heating via a newly fitted boiler (with 10 years warranty), cavity wall insulation and 'Honeywell Evo' heating system.



Located within the highly regarded North side of Scarborough, the property is well placed for access to a wealth of amenities and attractions including a range of popular primary and secondary schools, local shops, Scarborough Hospital, Scarborough's North Bay and is situated along a regular bus route providing easy commuting to and from Scarborough Town Centre.

Viewing is essential in order to fully appreciate the space, setting and surroundings on offer from this detached family home.



ACCOMODATION

GROUND FLOOR

Hallway
6'11" x 6'0" max

Lounge
11'1" x 16'2" max

Kitchen/Diner
18'0" x 13'3" max

Store/Utility
7'10" x 2'9" max

FIRST FLOOR

Landing
17'2" x 6'1" max

Bathroom
6'6" x 9'8" max

Bedroom 1
9'11" x 9'8" max

Bedroom 2
12'6" x 8'11" max

Bedroom 3
9'4" x 7'1" max

SECOND FLOOR

Hobbies Room/Bedroom 4
18'3" x 10'8" max

Loft
11'2" x 12'1" max

EXTERNALLY

To the front of the property lies a low maintenance front garden, driveway for up to 3 vehicles and a detached garage. To the rear of the property lies a private rear garden laid mainly to lawn with paved seating area and external garden room/office.

Details Prepared

AB061223 - The council tax banding for this property is D.



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



England & Wales		EU Directive 2002/91/EC
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	
Not environmentally friendly - higher CO ₂ 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	59	
Potential	75	

