



46 Scalby Avenue, Scarborough YO12 6HP  
Offers In The Region Of £250,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- TWO BEDROOM SEMI-DETACHED BUNGALOW
- IN GREAT DECORATIVE ORDER
- GENEROUS LAWNED GARDENS & COVERED BALCONY
- POPULAR NEWBY LOCATION
- OFF-STREET PARKING

CPH are delighted to be presenting to the market this TWO BEDROOM SEMI-DETACHED DORMER BUNGALOW which enjoys a brilliant location within Scarborough's ever popular NEWBY area. 'In our opinion' the property is offered to the market in GREAT DECORATIVE ORDER, GENEROUS LAWNED GARDENS, OFF-STREET PARKING for multiple cars and OPEN PLAN LIVING/DINING.

The property comprises in brief; entrance hallway with a built-in storage cupboard and utility area, open plan lounge with sliding doors to the raised and covered balcony area, a modern kitchen fitted with a range of appliances (oven, dishwasher, hob, extractor), two double bedrooms, a modern three piece suite bathroom. The property does also have the additional benefit of a basement, which is currently utilised for storage purposes. Externally, to the front of the property lies a block paved driveway with off-street parking for multiple cars. To the rear of the property lies a generous garden laid mainly to lawn with a paved seating area and vegetable patch to the rear.



Being located within the ever popular Newby area of Scarborough, the property affords excellent access to a wide range of amenities including local shops, 24hr garage, 'Proudfoots' supermarket, library, doctor's surgery, public house/restaurant and is also on a regular bus route into Scarborough plus the property also affords a choice of popular schools.

Early internal viewing is essential in order to fully appreciate the finish, setting and surroundings on offer from this well located bungalow. If you wish to book a viewing, please contact CPH Property Services on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)



ACCOMMODATION:

GROUND FLOOR

Living Room

12'7" x 10'2"

Kitchen/Diner

21'2" max x 7'10" max

Bedroom One

14'3" max x 9'7" max

Bathroom

9'6" max x 7'6"

FIRST FLOOR

Landing

2'10" max x 1'11" max

Bedroom Two

12'7" max x 10'3" max

Details Prepared

TLAB/030124



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



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	
Very energy efficient - lower running costs		72
Current		54
Potential		

