



8 Scholes Park Cliff, Scarborough, YO12 6RF
Offers In The Region Of £230,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- DOUBLE EXTENDED SEMI-DETACHED BUNGALOW
- POPULAR NORTH SIDE CUL-DE-SAC LOCATION
- FRONT & REAR GARDENS
- TWO DOUBLE BEDROOMS & THREE RECEPTION ROOMS

NEW to the market is this GENEROUS AND WELL PRESENTED, TWO BEDROOM DOUBLE EXTENDED semi-detached BUNGALOW which occupies a desirable CUL-DE-SAC position within the NORTH SIDE area of Scarborough, with the added benefit of a CONSERVATORY/SUNROOM and LAWNED GARDENS front/rear.

The property briefly comprises: Entrance vestibule with doors to a spacious lounge with dual aspect views over to the beck and gardens, a generous fitted kitchen with a range of wall and base units, a master bedroom with a bay window, a further double bedroom with a range of built-in cupboards and a three piece suite house bathroom. The property also benefits from a conservatory to the rear and a laundry room. Externally, to the front of the property, lies a lawned and planted front garden which has potential to be converted into parking for up to two vehicles. To the rear of the property lies a garden laid mainly to lawn with a paved patio area. The property itself does already benefit from UPVC double glazing and gas central heating via a combination boiler.

The bungalow occupies a desirable cul-de-sac setting within the well located Scarborough North Side. This property provides excellent access to a wealth of amenities and attractions including eateries, local supermarkets, 'Alpamare', Scarborough's North Cliff Golf Course, Scarborough's Sea Life Centre, Open Air Theatre and within proximity lies Scarborough's North Bay 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.





ACCOMODATION

GROUND FLOOR

Entrance Vestibule

5'5" x 4'9" max

Living Room

15'11" x 12'1" max

Dining Room

10'7" x 8'4" max

Sunroom

9'2" x 8'5" max

Bathroom

5'4" x 13'2" max

Kitchen

10'6" x 8'5" max

Laundry Room

7'4" x 3'4" max

Bedroom 1

15'1" x 10'9" max

Bedroom 2

10'9" x 10'9" max

Hallway

6'8" x 2'6" max

Details Prepared

AB/AB 211123



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

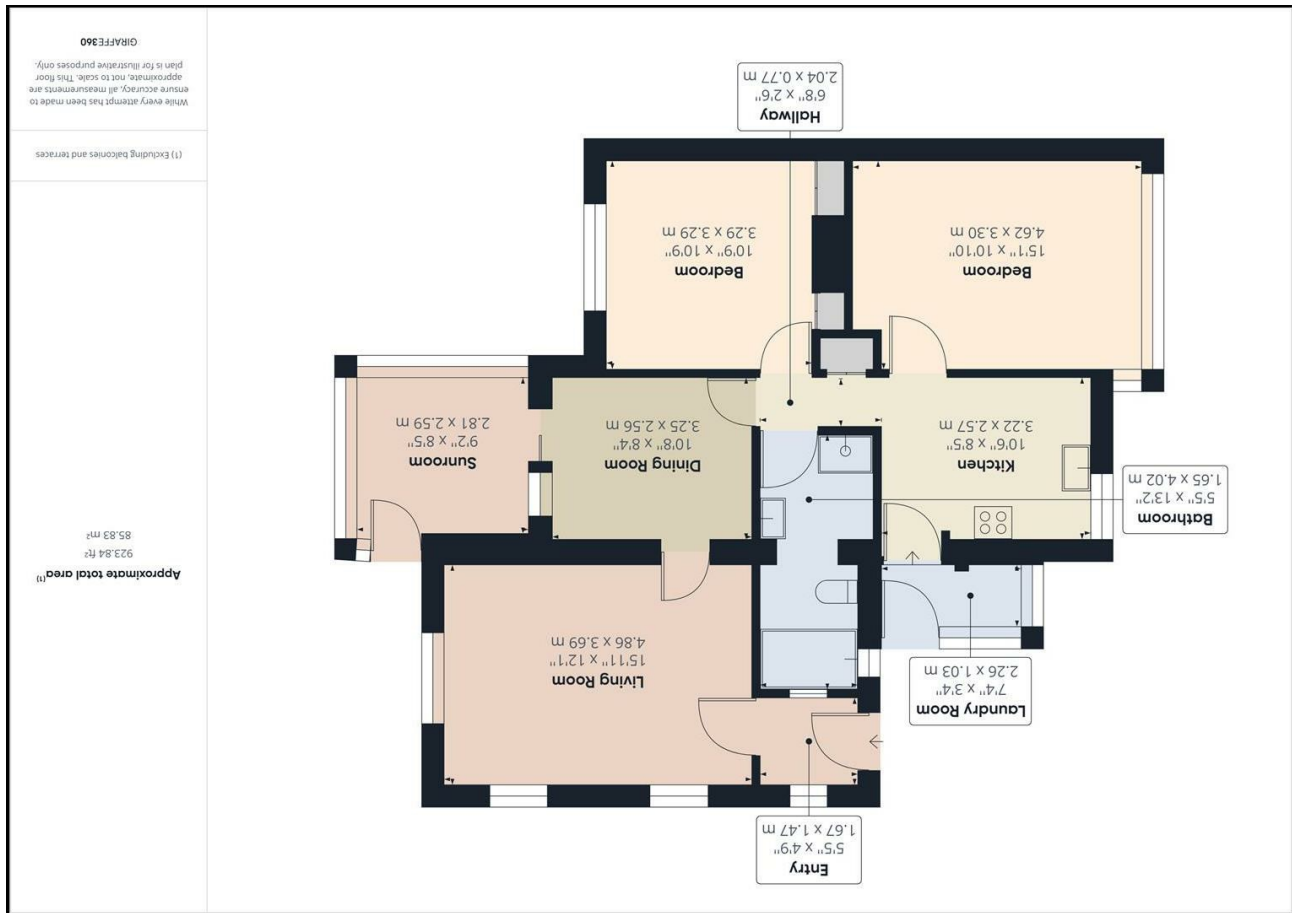
t. 01723 352235

e. sales@cphproperty.co.uk

www.cphproperty.co.uk

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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 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 |
| Not energy efficient - higher running costs | |
| Current | Potential |

| England & Wales | |
|---|-------------|
| EU Directive 2002/91/EC | |
| Very environmentally friendly - lower CO ₂ emissions | (92 plus) A |
| | (81-91) B |
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