



Jevans View, Raven Hall Road, Ravenscar, Scarborough, YO13 0NA

Price Guide £280,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- THREE BEDROOM SEMI-DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- 'ASTRO TURF' GARDENS TO THE FRONT
- OFF-STREET PARKING AND GARAGE
- FAR REACHING SEA/COASTLINE VIEWS
- SET IN THE COASTAL VILLAGE OF RAVENSCAR
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

CPH are delighted to be presenting to the market this MODERN, THREE BEDROOM SEMI-DETACHED HOME which is set in the charming coastal village of RAVENSCAR with views of the NORTH SEA and COASTLINE. OLD PEAK has a stylish, contemporary interior with a DOWNSTAIRS WC, EN-SUITE to the master, ASTRO TURF GARDENS, OFF-STREET PARKING and a GENEROUS GARAGE to the rear.

Please note before booking a viewing, this property does have a local occupancy clause from the North York Moors National Park. This means that you must fit their criteria and have an established connection to the area. Please contact the North York Moors National Park in regard to eligibility.

The living accommodation comprises on the ground floor; entrance hallway with stairs to the first floor and understairs storage, lounge with a fireplace, dining room and a modern kitchen fitted with a range of appliances (oven, hob, fridge/freezer, washing machine, dishwasher). To the first floor of the property lies a landing with built-in storage, three bedrooms with an en-suite shower room to the master and a modern four-piece suite house bathroom. Externally, to the front of the property lies lawned gardens with a raised decking area, enclosed by fenced boundaries. To the rear of the property lies two gravelled off-street parking spaces and a garage.

Commanding far reaching sea and coastal views and within proximity to the National Cycle Route No1, The Cleveland Way, the Raven Hall Hotel, the National Trust Visitor Centre, and the Seal Colony. The popular village of Ravenscar is approximately equidistance to Whitby and Scarborough and overlooks Robin Hoods Bay.

Early internal viewing is a MUST in order to fully appreciate the space, setting and finish on offer from this modern home. To arrange a viewing, please contact CPH today.

Please note: The photos in the advert are for marketing purposes only and represent a different property (Old Peak).





## ACCOMMODATION:

### GROUND FLOOR

#### Entrance Hallway

13'1" x 7'2" max

#### Downstairs WC

4'7" x 2'11"

#### Lounge

13'1" x 12'9"

#### Dining Room

11'1" x 9'10"

#### Kitchen

11'1" x 10'2"

### FIRST FLOOR

#### Landing

12'5" max x 7'10" max

#### Bedroom One

12'9" max into  
wardrobes x 10'9"

#### Bedroom Two

11'9" max into  
wardrobes x 10'9"

#### Bedroom Three

10'2" x 8'10"

#### Bathroom

9'10" max x 7'10" max

### OTHER:

#### Detached Garage

18'0" x 10'9"

A detached garage with light, power, an up and over door, a service door and a window to the side aspect.

### EPC

Band D (63, 101). A copy can be provided upon request.

### Details Prepared

TLPF/301023



Interested? Get in touch:

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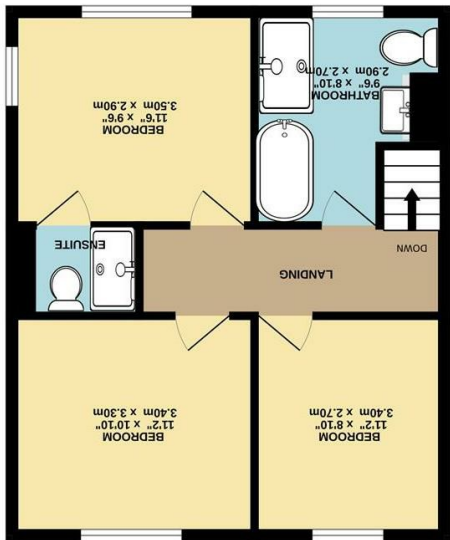
**CPH**

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

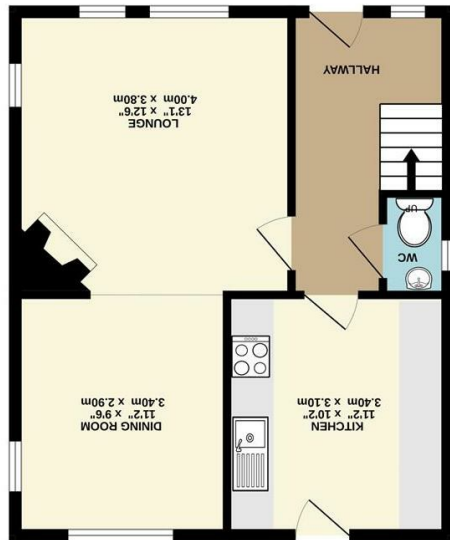


England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(g2 plus) A
	(f1-g1) B
	(e3-g0) C
	(d5-e8) D
	(c3-f4) E
	(b1-c8) F
	(a1-d0) G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current	Potential
Environmental Impact (CO <sub>2</sub> ) Rating	

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(g2 plus) A
	(f1-g1) B
	(e3-g0) C
	(d5-e8) D
	(c3-f4) E
	(b1-c8) F
	(a1-d0) G
Not energy efficient - higher running costs	
Current	Potential
Energy Efficiency Rating	



1ST FLOOR (44.6 sq.m.) approx.



GROUND FLOOR (44.5 sq.m.) approx.

TOTAL FLOOR AREA: 599 sq.ft. (59.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan created here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error 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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