



23 Ridge Green, Scalby, Scarborough YO13 0QF
Offers Over £300,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- SEMI-DETACHED DORMER BUNGLOW
- TWO/THREE BEDROOMS
- LAWNED GARDENS TO THE FRONT & REAR
- GARAGE & TWO CAR DRIVEWAY
- POPULAR SCALBY LOCATION

CPH are delighted to bring to market with NO ONWARD CHAIN this SEMI-DETACHED DORMER BUNGLOW with TWO/THREE BEDROOMS, SEPERATE LOUNGE & DINER and a SUNROOM/UTILITY. The property benefits from LAWNED GARDENS to the front and rear, a DRIVEWAY for ample parking, a single GARAGE and is located in the SOUGHT AFTER area of SCALBY VILLAGE.

The property has been well maintained throughout with gas central heating and uPVC double glazing. The accommodation briefly comprises of: the entrance hall with entrance vestibule, a shower room with three-piece suite, the well proportioned lounge, a ground floor bedroom with built in storage, a well appointed kitchen with built in oven and hob which leads to both the extended dining room/possible further ground floor bedroom and sunroom/utility, the sun room also provides access to the rear gardens. This property also benefits from having a multi purpose office/dining room with stairs leading to the first floor and built in storage. To the first floor lies a landing, a double bedroom which provides views over the rear garden, a further double bedroom/hobbies room and a first floor WC. Externally, the front of the property benefits from a lawned garden with flowerbeds, a driveway for ample parking and a single garage. The rear of the property offers a garden laid mainly to lawn, summerhouse, green house and a paved patio seating area.



The property is well located within the ever popular Scalby village and affords excellent access to a wide range of facilities and amenities including the Scalby bowls club and tennis courts, local store, popular public house, restaurant and café, Scarborough Rugby Club/Gym plus is also within proximity to Scalby beck and the Old railway line- ideal for walkers and dog owners.

INTERNAL VIEWING is highly recommended to fully appreciate the space, setting and features on offer with this lovely property. To arrange a viewing, please contact CPH Property Services on 01723352235.



ACCOMODATION

GROUND FLOOR

Entrance Vestibule
3'1" x 3'2" max

Entrance Hall
3'10" x 12'8" max

Living Room
12'10" x 15'8" max

Bedroom 1
10'4" x 12'9" max

Bathroom/Shower Room
6'3" x 5'5" max

Kitchen
10'3" x 8'9" max

Dining Room/Possible Bedroom
8'1" x 12'3" max

Sunroom/Utility
10'4" x 5'7" max

Office/Dining Room
10'4" x 10'9" max

FIRST FLOOR

Landing
4'4" x 3'4" max

Bedroom/Hobbies Room
13'1" x 9'4" max

Bedroom 2
9'10" x 9'6" max

WC
4'2" x 3'1" max

Externally

To the front of the property lies a driveway for two vehicles, single garage and lawned and planted front gardens. To the rear of the property lies a summerhouse, greenhouse, gardens laid mainly to lawn and paved seating area.

Details Prepared
AB280224



Interested? Get in touch:

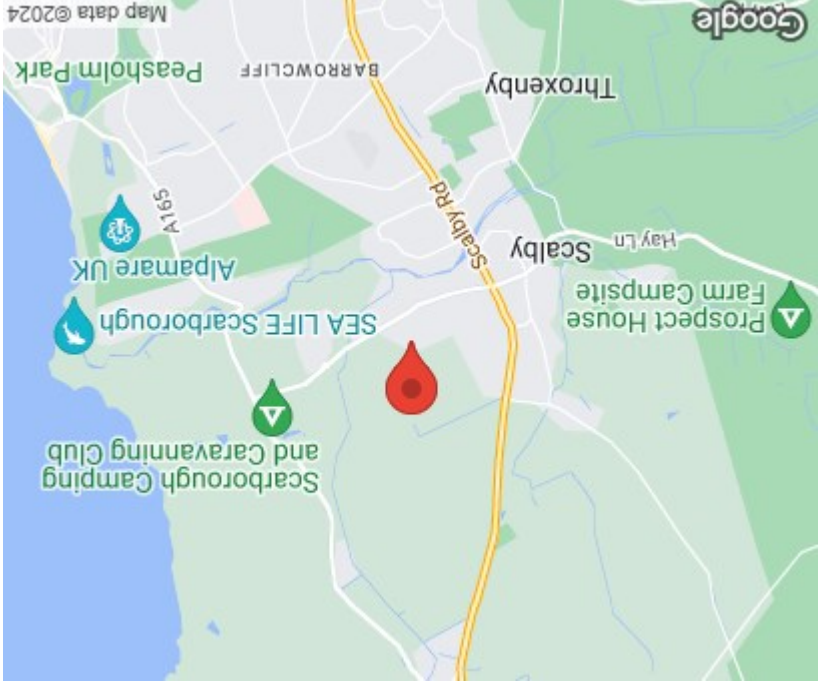
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CPH



England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower CO ₂ emissions	(92 plus) A	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current		Potential

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Very energy efficient - lower running costs	(92 plus) A	
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(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	56	Potential
	78	

Approximate total area* 1198.85 ft²
 Reduced headroom 40.87 ft²
 3.8 m²



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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