



3 St. Marks Close, Scarborough YO12 6SQ
Offers In The Region Of £260,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- EXTENDED TWO BEDROOM SEMI-DETACHED BUNGALOW
- SPACIOUS LIVING ACCOMMODATION, THREE BEDROOMS
- SPACIOUS LIVING ACCOMMODATION & SUNROOM
- BLOCK PAVED OFF-STREET PARKING & WORKSHOP
- WITHIN THE HIGHLY REGARDED NORTH SIDE OF SCARBOROUGH

An attractive, extended TWO BEDROOM semi-detached CHALET STYLE BUNGALOW which provides spacious living accommodation with a GARDEN ROOM, STUDY, block paved OFF-STREET PARKING, WORKSHOP/GARAGE and attractive GARDENS with OPEN ASPECT VIEWS.

The property has been well maintained by the current vendors and does already benefit from UPVC double glazing and gas central heating via a combination boiler. The accommodation comprises on the ground floor; reception hall, hallway, a bow fronted sitting room with a feature dimplex danville opti-mist fireplace, a fitted kitchen, separate dining room, substantial sun room, study room/office, bathroom, WC, garden room and two double bedrooms with the master benefitting from a full length built in wardrobe.

Externally, to the front of the property lies block paved off-street parking for multiple vehicles providing access to a workshop/garage with power and light. To the rear of the property lies an attractive south west facing garden laid mainly to lawn with paved seating area, summerhouse and far reaching views.

Being located within Newby the property affords excellent access to a wide range of amenities and attractions including local shops, supermarket, library, public house/restaurant, is near a regular bus route into town plus affords excellent access to a choice of popular junior and secondary schools making this a perfect family home.

Early internal viewing highly recommended as properties of this nature within this price range and location seldom stay on the market for long. To arrange your viewing please call our friendly team in the office on 01723 352235 or via the website on www.cphproperty.co.uk





ACCOMODATION

GROUND FLOOR

Entrance Hall

Living Room
17'0" x 13'1" max

Dining Room
8'10" x 9'10" max

Kitchen
9'10" x 9'10" max

Sun Room
9'10" x 12'1" max

Bedroom 1
13'1" x 12'5" max

Bedroom 2
10'5" x 11'9" max

Study/Office
6'6" x 8'2" max

Bathroom
5'2" x 6'6" max

WC
2'5" x 8'2" max

Externally

To the front of the property lies a front garden and block paved driveway for up to two vehicles. To the side of the property access is provided round to the workshop/garage which benefits from power and light however no access for cars is possible, the side access also benefits from having a bin store area and raised beds for planting. To the rear of the property lies a rear garden laid mainly to lawn with paved seating area, summer house and far reaching views.

Details Prepared
AB230324



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

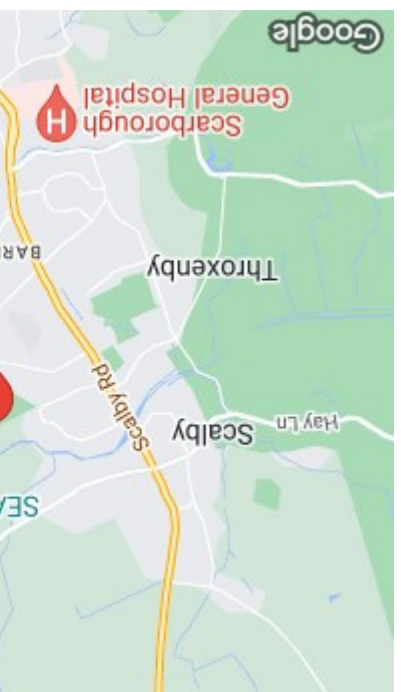


While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should not be used as a guarantee or prospective purchase. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metronix (2024)



GROUND FLOOR
 1034 sq.ft. (96.1 sq.m.) approx.

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	79
Potential	63



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
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Not environmentally friendly - higher CO ₂ emissions	
Current	
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