



153 Scalby Road, Scarborough YO12 6TB
Offers Over £320,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Beautifully presented Detached Bungalow
- Generous Lounge and Dining kitchen
- Two Double Bedrooms
- Envious corner plot with garden to three sides
- Driveway and garage
- Must be viewed to appreciate the space and finish of this Immaculate home .

+++CPH are delighted to bring to market this ENVIABLE DETACHED BUNGALOW, set up on a SUBSTANTIAL PLOT providing GENEROUS LIVING ACCOMMODATION with LIGHT AND AIRY LOUNGE WITH LOG BURNER, DINING KITCHEN, TWO DOUBLE BEDROOMS, SHOWER ROOM. GENEROUS LAWNED GARDENS, DRIVEWAY and GARAGE. Located in the SOUGHT-AFTER area of SCALBY. The property has undergone an extensive SCHEME OF WORKS, which include a NEW KITCHEN and BATHROOM, RE-WIRING, RE-PLUMBING, a WOOD BURNING STOVE installation in the lounge and new DOUBLE GLAZING throughout. +++

The accommodation briefly comprises of: the entrance hallway, the living room with log burner, dining room/ Bedroom Two that has double doors to the rear garden, the spacious dining Kitchen with elevated view. There are two DOUBLE bedrooms and the well appointed shower room. Externally, the front, rear and sides of the property benefits from a generous lawned garden, a driveway for 2 vehicles, garage power and a decked seating area.

Scalby Road is a well-served and sought-after area. The beaches of the North Bay are around three miles distance.

Internal viewing is highly recommended to fully appreciate the space, setting and finish on offer from this highly versatile accommodation. To arrange a viewing please call our friendly team in the office on 01723 352235





Accommodation

Hallway
18'4" x 7'10" max

Lounge
16'0" x 14'1"

Dining kitchen
13'5" x 12'9"

Bedroom One
13'9" x 10'9"

Bedroom Two
14'1" max x 12'9"

Shower room
8'2" x 5'10"

Utility
8'2" x 2'11"

Garage

Detached garage with a new roof and electric door.

Outside

A detached garage with a new roof and electric door, driveway with ample parking and a carport. The Lawned gardens wrap around the bungalow and benefit from the sun all day.

Tenure

We are informed by our vendors that the property is Freehold.

EPC and Council Tax

EPC - D

Council Tax band - D

Details prepared by/ date

GV 23/03/24



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

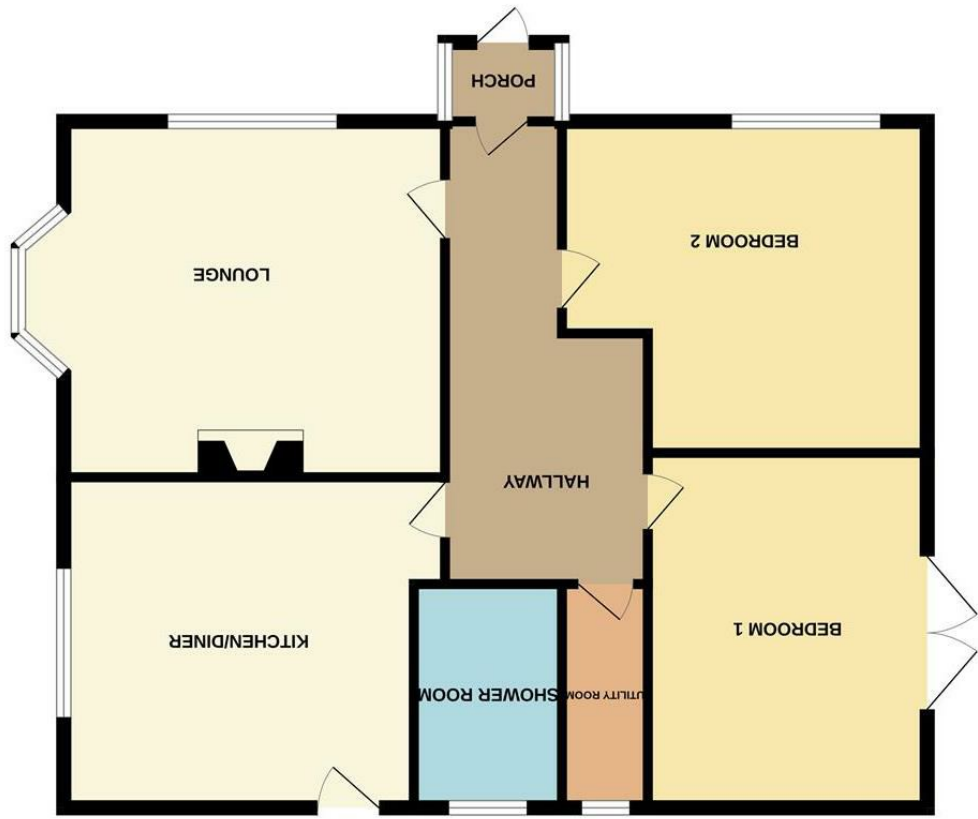
www.cphproperty.co.uk

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



TOTAL FLOOR AREA: 917 sq.ft. (85.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of figures contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or inaccuracy. This plan is illustrative purposes only and should be read and used with 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.
 Made with Bluebeam® CO2®



GROUND FLOOR
 917 sq.ft. (85.2 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
Not energy efficient - higher running costs	(1-20) G
Current	
Potential	

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
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	
Potential	

