



9 Edge Dell, Scarborough YO12 4LL
Offers In The Region Of £195,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- WELL PRESENTED THREE BEDROOM SEMI - DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- MODERN KITCHEN AND SHOWER ROOM
- GENEROUS GARDENS
- GARAGE AND DRIVEWAY
- LOVELY LOCATION WITH OPEN OUTLOOK

+++ CPH are pleased to offer to the market this three bedrooomed family semi detached house which is in excellent order throughout and early viewing is highly recommended. +++

Offering well laid out accommodation having generous sized rooms, the property comprises uPVC double glazed front porch, uPVC double glazed door to spacious hallway, lovely front facing lounge, There is a separate dining area which could also be opened to be part of the kitchen. The kitchen has a range of wall and base units and has doors which lead out to a conservatory. On the first floor are three bedrooms and a modern shower room. Outside is a driveway which leads to a single detached garage. The front is lawned with low timber fence. To the rear is a large lawned garden, decked patio area and summer house. The property also benefits from gas fired central heating and is double glazed. Well worth inspection, by appointment. Houses in this excellent location and in excellent condition seldom come to the market, the location giving easy and speedy access to town and also immediate access to York, Malton, Filey, Hull and further afield, it will appeal to everyone including families/retirees. Call 01723 352235 today to book a viewing.





Accommodation

Storm Porch
9'2" x 1'3"

Entrance Hall
15'8" x 5'10"

Lounge
13'9" x 11'1"

Dining area
7'10" x 5'10"

Kitchen
11'9" x 11'1"

Conservatory
14'9" x 5'6"

First floor

Bedroom one
14'5" into bay x 10'2"

Bedroom Two
11'9" x 11'1"

Bedroom Three
8'2" x 6'10"

Shower room
6'10" x 5'6"

Outside

Gardens to front and rear. Generous decked seating area. Fenced boundaries and summer house. Driveway with parking for numerous vehicles, leading to a garage with light and power and an inspection pit.

EPC and council tax

The EPC is TBC

Council tax band - B

Details prepared by/ date

Gv 08/04/24



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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 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 operating or efficiency can be given.

