



25 Stepney Drive, Scarborough YO12 5DP  
Offers In The Region Of £450,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- SUBSTANTIAL THREE BEDROOM DETACHED HOUSE
- GARAGE AND OFF-STREET PARKING
- EXTENSIVE PRIVATE LAWNED WEST FACING GARDENS
- RECENTLY MODERNISED THROUGHOUT
- POPULAR STEPNEY LOCATION

Well located on a GENEROUS PLOT this SUBSTANTIAL, THREE BEDROOM DETACHED HOUSE offers SPACIOUS LIVING ACCOMMODATION, TWO RECEPTION ROOMS, CONSERVATORY, an EXTENSIVE WEST FACING GARDEN, OFF-STREET PARKING and SINGLE GARAGE. The property also benefits from being located in the popular Stepney area of Scarborough, is well set back and offers excellent views down the attractive tree lined Stepney Drive.

The accommodation itself briefly comprises to the ground floor; feature entrance hall with stairs to the first floor, spacious lounge/dining room with sliding doors leading to a generous conservatory with further patio doors accessing the garden beyond. Also accessed via the dining room and hall is a newly fitted kitchen which features a centre island and a range of wall and base units with a door leading to a downstairs w/c, separate utility and two store cupboards/cloak cupboards. To the first floor lies three double bedrooms with the master and guest benefitting from built in wardrobes/dressers and a modern three-piece suite bathroom and separate WC. Externally, the property benefits from generous well presented, low maintenance West facing gardens with patio area and external storage shed. To the front is a block paved drive with parking for approximately three vehicles leading to a single garage with electric door and a lawned/planted front garden.

Being located within the highly popular Stepney area, the property is within proximity to Falsgrave where a wealth of amenities are at hand, including supermarkets, a choice of popular eating and drinking establishments, Falsgrave Surgery and a pharmacy. The property is also situated nearby to a range of highly sought after schools and colleges.

Internal viewing is highly recommended to fully appreciate the space, setting, character and surroundings on offer from this spacious family home. To arrange a viewing, please contact our friendly team at CPH on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)







#### ACCOMMODATION

##### GROUND FLOOR

Entrance Hall

Living Room  
11'10" x 18'0" max

Dining Room  
12'1" x 11'1" max

Conservatory  
13'1" x 9'6" max

Kitchen  
11'1" x 12'1" max

Utility  
7'6" x 5'6" max

W/C  
6'10" x 2'11" max

##### FIRST FLOOR

Landing

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

Bedroom 2  
12'5" x 12'5" max

Bedroom 3  
13'1" x 11'9" max

Bathroom  
9'10" x 6'10" max

W/C  
5'10" x 2'11" max

##### Externally

To the front of the property lies an attractive lawned garden with planted borders, a driveway which provides off-street parking for 2/3 vehicle and a single garage with electric opening door. To the rear of the property lies a private and generous multi tiered garden laid mainly to lawn which also benefits from a paved seating area and external store shed.

Details Prepared  
AB160424



Interested? Get in touch:

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**CPH**



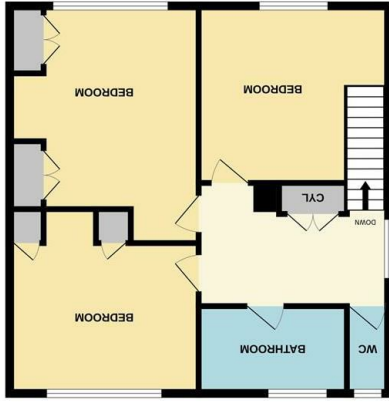
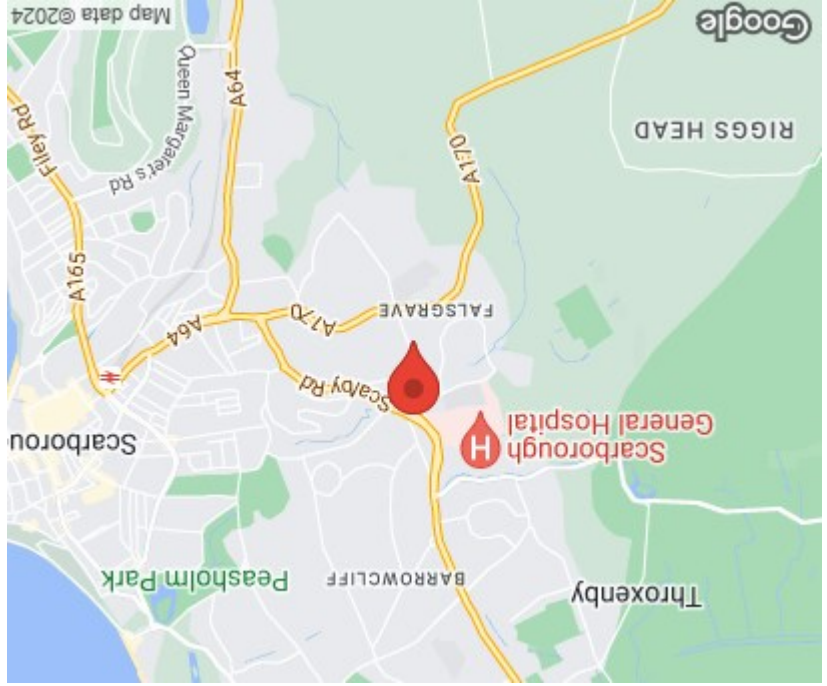
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England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	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

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(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	Potential
Energy Efficiency Rating	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 operability or efficiency can be given.  
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1ST FLOOR



GROUND FLOOR