



43 Heron Lane, Scarborough, YO12 4TW
Price Guide £270,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM DETACHED FAMILY HOME
- THREE RECEPTION ROOMS, STUDY, DOWNSTAIRS WC
- MASTER BEDROOM WITH DRESSING ROOM
- OFF-STREET PARKING, GARAGE, GARDENS
- WITHIN THE EVER POPULAR CROSSGATES AREA

A THREE BEDROOM, DETACHED HOME set within the sought after CROSSGATES area of Scarborough with THREE RECEPTION ROOMS, STUDY ROOM, DOWNSTAIRS WC, DRESSING ROOM to the Master, OFF-STREET PARKING, GARAGE and LOW-MAINTENANCE GARDENS.

The property has been updated by the current owners and does benefit from double glazing throughout and gas central heating via a combi boiler. The accommodation comprises on the ground floor; entrance hall with stairs to the first floor, a newly fitted downstairs WC, lounge with an opening to a dining room, a light and airy conservatory with a door to the rear garden, a kitchen fitted with a range of matching units, newly fitted worktops, newly fitted ceramic sink and a study room/office. To the first floor lies a landing, a master bedroom with a dressing room, a double bedroom a further bedroom and a newly fitted 'walk in' shower room. Externally, to the front of the property lies a block paved frontage which provides off-street parking and access to a garage with light and power. To the rear of the property lies a low-maintenance paved garden with 'Astro-turf', a summerhouse, garden shed and external tap with fenced boundaries. The garage, garden shed and summerhouse have the additional benefit of lighting and power.



This property is well located within the popular area of Crossgates and benefits from a wealth of amenities including local shops, a supermarket, eateries, a public house and is along a regular bus route leading to and from Scarborough Town Centre. Crossgates is also located within the catchment area for many thriving, popular schools, making this the perfect family home.



ACCOMMODATION:

GROUND FLOOR

Entrance Hall

WC

6'6" x 3'3"

Lounge

14'5" max x 11'9" max

Dining Room

9'10" x 9'6"

Conservatory

9'10" x 7'2"

Kitchen

9'6" x 9'2"

Study

8'2" x 5'6"

FIRST FLOOR

Landing

Master Bedroom

14'9" max x 13'1" max

Dressing Room to the

Master Bedroom

7'6" x 2'3"

Bedroom Two

13'1" x 9'10"

Bedroom Three

10'5" max x 7'2" max

Shower Room

6'6" x 5'10"

Details Prepared

TLPF/180424



Interested? Get in touch:

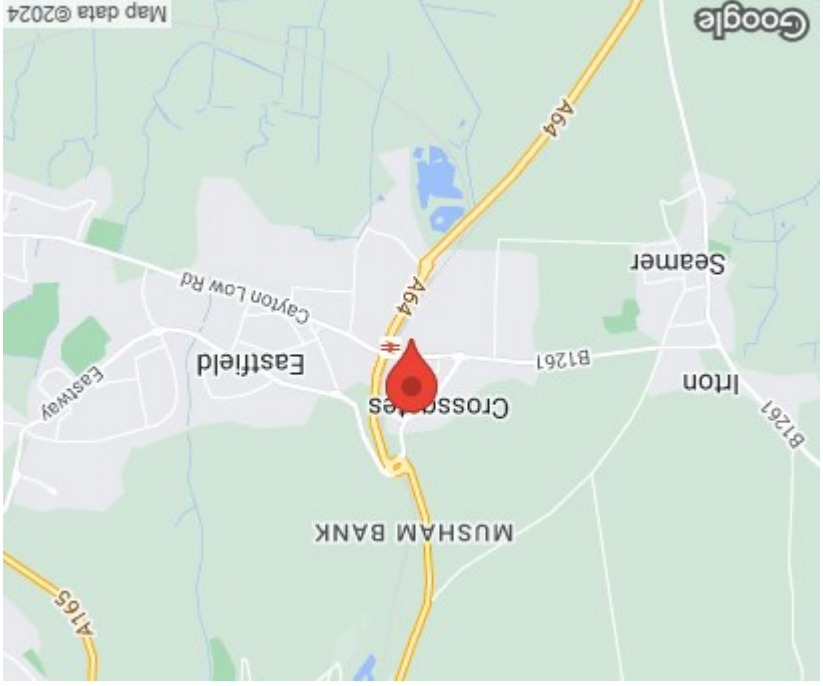
19 St.Thomas Street,
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

www.cphproperty.co.uk

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Environmental Impact (CO ₂) Rating	
Current	Potential
	(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	
EU Directive 2002/91/EC	
England & Wales	

Energy Efficiency Rating	
Current	Potential
	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Very energy efficient - lower running costs	
EU Directive 2002/91/EC	
England & Wales	



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 operability or efficiency can be given. Made with Mapbox ©2022



CPH Property Services
19 St Thomas Street, Scarborough YO11 1DY
e.sales@cphproperty.co.uk | cphproperty.co.uk

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