



64 Station Road, Scalby, Scarborough, YO13 0QG

Asking Price £575,000

CDU

Prestige
Collection
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Station Road, Scalby,

Asking Price £575,000

+++CPH are delighted to be offering to the market this EXTENDED and FULLY MODERNISED DETACHED FAMILY HOME which benefits from FOUR BEDROOMS with EN-SUITE to MASTER, MODERN BREAKFAST KITCHEN, GENEROUS LOUNGE, SEPARATE SNUG, GARAGE, OFF-STREET PARKING AND GENEROUS SOUTH FACING LAWNED GARDENS. Also located within a HIGHLY REGARDED SCALBY VILLAGE+++

Comprising internally in brief on the ground floor of an entrance vestibule and utility room with a cloaks cupboard, log store and door to the garage plus and separate snug area (ideal for the children) modern breakfast kitchen/diner, generous lounge and spacious entrance hall. To the first floor are four generous bedrooms including feature master with en-suite shower room and further house bathroom. Externally the property benefits from a generous lawned front garden and driveway providing off-street parking for numerous vehicles leading to a garage with an up and over door. To the rear of the property lies a generous, private lawned garden with a paved patio area all enclosed by hedged and fenced boundaries.

Located within the popular village of Scalby, the property affords good access to a wealth of amenities including a Doctor's surgery, supermarket, chemist, library and and choice of popular eating and drinking establishments as well as a regular bus route into Scarborough and excellent dog walking along the nearby cinder track and Cleveland way coastal walks.

Internal viewing highly recommended to fully appreciate the space, finish and setting on offer with this immaculate family home. If you wish to book a viewing, please contact our friendly and experienced sales team at CPH on 01723352235 or visit www.cphproperty.co.uk

- FOUR BEDROOM DETACHED FAMILY HOME
- FULLY MODERNISED THROUGHOUT
- GENEROUS LOUNGE PLUS SNUG ROOM
- EN-SUITE TO THE MASTER BEDROOM
- OFF-STREET PARKING, GARAGE, GARDENS
- SOUGHT AFTER LOCATION WITHIN SCALBY VILLAGE

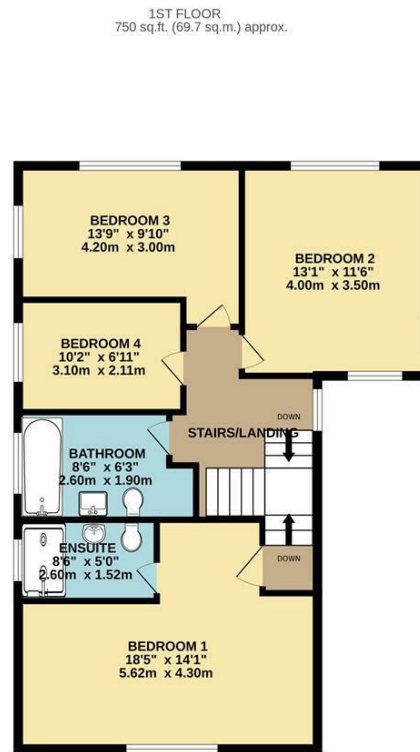






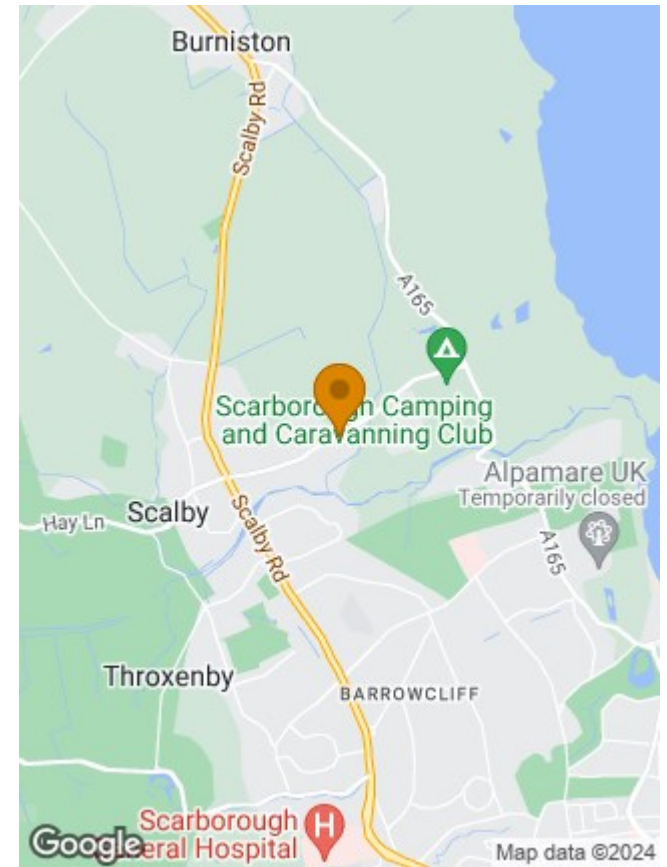






TOTAL FLOOR AREA : 2100 sq.ft. (195.1 sq.m.) approx.

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Interested? Get in touch today:

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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