



Ivy Cottage Church Becks, Scalby, Scarborough YO13 0SA
Offers In The Region Of £475,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM DETACHED HOME
- SPACIOUS LIVING ARRANGEMENTS
- OFF-STREET PARKING
- IDYLIC VIEWS
- POPULAR SCALBY VILLAGE LOCATION
- GENEROUS GARDENS FRONT & REAR

Packed with CHARACTER and CHARM is this IMPOSING, THREE BEDROOM DETACHED HOME which is well located in the sought after village of SCALBY. The property has the additional benefit of a OFF-STREET PARKING, IDYLIC VIEWS, FRONT & REAR GARDENS and has been recently RENOVATED TO A HIGH STANDARD.

Viewing does come HIGHLY RECOMMENDED, in order to fully appreciate the finish and location on offer.

The main accommodation comprises in brief on the ground floor of; a lounge with a log burner, double patio doors leading to the rear gardens, a separate dining room, inner hallway with stairs to the first floor, kitchen fitted with a range of wall and base units including a utility area and side door leading to the paved patio area. To the first floor of the property lies a landing with a built-in storage and two double bedrooms, one single/twin bedroom and a recently modernised bathroom with four piece suite and under floor heating. This property also boasts full uPVC sash double glazing and gas central heating via a combination boiler that is less than one year old.

External to the property lies well maintained multi-tiered garden to the rear with paved seating area. To the front of the property lies a generous lawned garden with planted borders and decked seating area. The property also benefits from having off-street parking to the front.

Church Becks lies within the popular residential district of Scalby, on the North side of Scarborough. It can be approached from both High Street and Stony Lane via Scalby Road (A171). The property is within easy reach of local amenities which includes village shops, church, public houses, tennis courts and bowling greens as well as the nearby Newby shops, doctors surgery, chemists and various banks.

To arrange a viewing, please contact CPH today on 01723 352235 or visit cphproperty.co.uk





ACCOMMODATION

GROUND FLOOR

Entrance Vestibule
3'3" x 4'7" max

Dining Room
14'9" x 11'9" max

Living Room
18'4" x 12'5" max

Kitchen
13'9" x 9'10" max

FIRST FLOOR

Landing

Bedroom 1
12'5" x 12'1" max

Bedroom 2
12'5" x 11'1" max

Bedroom 3
9'6" x 6'10" max

Bathroom
9'10" x 7'6" max

Externally

To the front of the property lies off-street parking, a gated generous size front garden with decked seating area and views of the church and beck. To the rear of the property lies a multi-tiered garden with paved seating area and low maintenance gardens.

Details Prepared
AB220424



Interested? Get in touch:

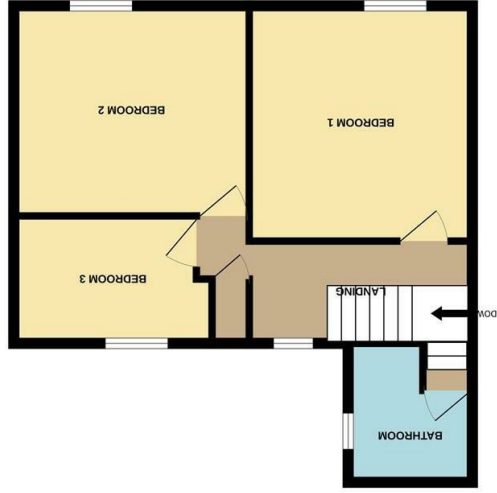
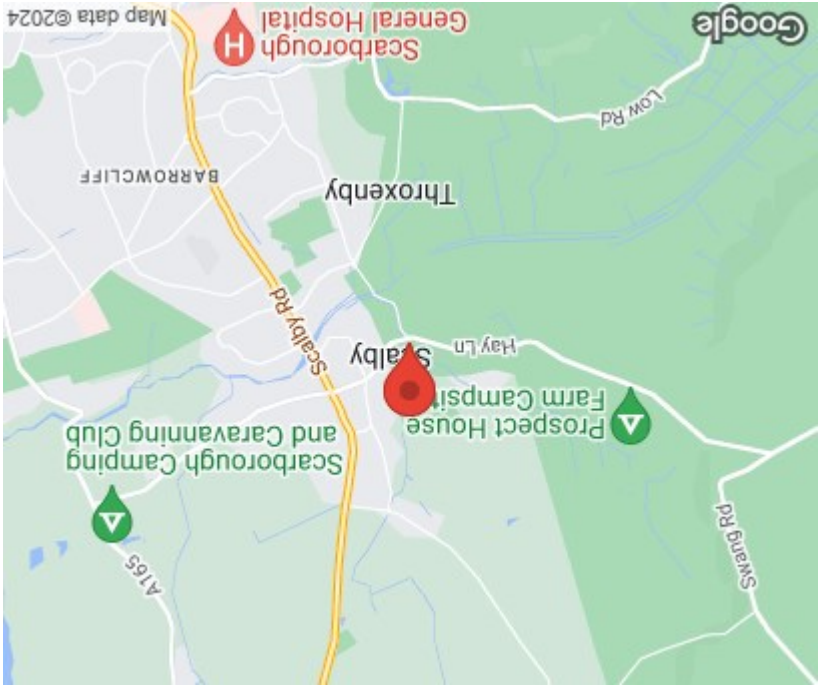
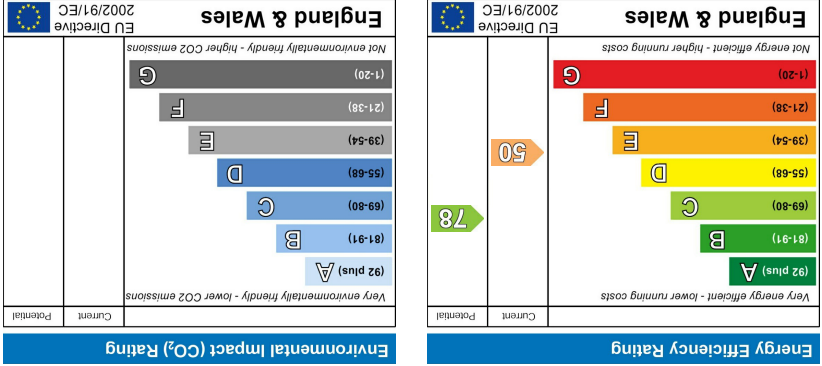
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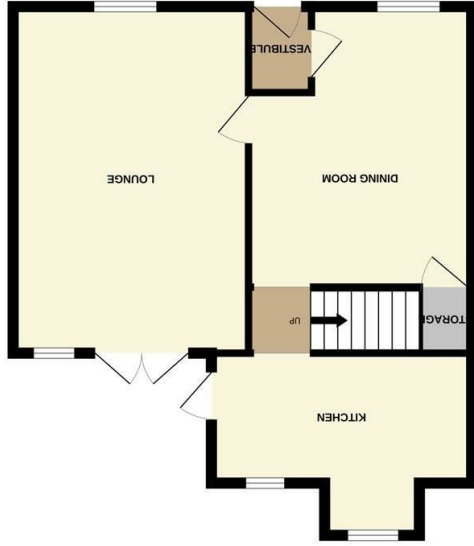
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Please note: Since this EPC has been carried out the property has been fitted with new double glazing and insulation.



1ST FLOOR (44.9 sq.m.) approx.



GROUND FLOOR (61.5 sq.m.) approx.

TOTAL FLOOR AREA : 1038 sq. ft. (96.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error or 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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