



10 Wrea Head Close, Scalby, Scarborough, YO13 0RX
Offers Over £400,000



- SUBSTANTIAL DETACHED TWO BEDROOM BUNGALOW
- POPULAR SCALBY VILLAGE LOCATION
- GENEROUS PRIVATE LAWNED GARDENS FRONT & REAR
- OFF-STREET PARKING AND INTEGRAL GARAGE
- TWO BEDROOMS, TWO RECEPTION ROOMS, TWO BATHROOMS

WELL-LOCATED in a secluded cul-de-sac within the highly regarded SCALBY VILLAGE, this spacious DETACHED bungalow offers TWO RECEPTION ROOMS, TWO DOUBLE BEDROOMS, an INTEGRAL GARAGE and GENEROUS LAWNED GARDENS with a GARDEN OFFICE/HOBBIES ROOM.

The property is well-proportioned and does already benefit from a burglar alarm, UPVC double glazing and gas central heating via a boiler (approx 4/5 years old). The accommodation comprises; entrance hall with storage, light and airy lounge with an electric fire and an opening to a dining room, conservatory/breakfast room, spacious kitchen with a range of wall/base units and an integrated fridge/freezer, rear entrance porch with utility room, built-in storage and separate w/c, two double bedrooms with the master benefiting from an en-suite. The property also benefits from an integral garage which is accessed via a newly fitted electric roller door, a two car drive and lawned gardens to the front of the property and to the side and rear of the property lies a generous garden laid mainly to lawn with paved seating area, complete with a greenhouse, a summerhouse, a garden office/hobbies room (insulated and with light/power) and mature planted borders.

The property does also benefit from index linked solar panels (13 year contract remaining) which generate approximately £1,000 per year. Further details can be provided upon request.



Being located within Scalby the property affords excellent access to a wide range of amenities including local shops, popular drinking and eating establishments, Scarborough Rugby Club & Gym, tennis courts, bowling club, not to mention being in the catchment area for a choice of popular junior and secondary schools. Nearby are also excellent countryside walks along Scalby beck.

Early internal viewing does come highly recommended in order to fully appreciate the space, setting and finish on offer from this spacious well-located detached bungalow.



ACCOMMODATION:

GROUND FLOOR

Entrance Hall

Kitchen

8'10" x 24'7"

Utility Room

7'10" x 6'2"

W/C

2'11" x 4'3"

Dining Room

8'10" x 13'9"

Living Room

19'8" x 20'0"

Bathroom

7'10" x 8'6"

Bedroom 1

16'8" x 11'1"

Ensuite

8'10" x 7'2"

Bedroom 2

12'1" x 11'1"

OTHER:

Garage

9'2" x 18'0"

External Hobbies/Office Room

Details Prepared

AB/011122



Interested? Get in touch:

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CPH

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



Energy Efficiency Rating		
	Very energy efficient - lower running costs	Not energy efficient - higher running costs
	(92 plus) A	(1-20) G
	(81-91) B	(21-38) F
	(69-80) C	(39-54) E
	(55-68) D	(55-68) D
	(39-54) E	(39-54) E
	(21-38) F	(21-38) F
	(1-20) G	(1-20) G
Not environmentally friendly - higher CO2 emissions		
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EU Directive 2002/91/EC		

England & Wales		
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