



26 Hackness Drive, Scarborough, YO12 5SB
Price Guide £350,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IMPOSING FOUR BEDROOM DETACHED BUNGALOW
- SPACIOUS LIVING ARRANGEMENTS
- CONSERVATORY, UTILITY ROOM
- SOUTH FACING LAWNED GARDENS
- OFF-STREET PARKING AND GARAGE
- CUL-DE-SAC SETTING WITHIN NEWBY

CPH are delighted to be presenting to the market this FOUR BEDROOM DETACHED BUNGALOW which enjoys a popular location within Scarborough's NEWBY area. The property provides GENEROUS LIVING ARRANGEMENTS with SOUTH FACING GARDENS, OFF-STREET PARKING and a GARAGE.

The property briefly comprises on the ground floor; entrance vestibule, hallway with stairs to the first floor and under stairs storage, a bow fronted lounge with a fireplace, a spacious kitchen/diner fitted with a range of units and a built-in pantry, a rear entrance porch with a door to the gardens, a light and airy conservatory, utility room, a bow fronted bedroom with built-in storage (currently utilised as an additional reception room), a second bedroom with built-in wardrobes and sliding doors to the rear gardens (currently utilised as an additional reception room), a bathroom and a separate WC. To the first floor of the property lies a landing, two bedrooms and a three-piece suite shower room. Externally, to the front of the property lies a driveway providing off-street parking and access to the garage. To the rear of the property lies a South facing garden laid mainly to lawn with a paved seating area.



The property is located at the end of a cul-de-sac within the favorable part of Newby and lies in proximity to a variety of amenities including shops, eateries, doctors surgery, pharmacy, popular schools and is nearby to a regular bus route (to Scarborough Town Centre itself).

Early internal viewing is a MUST and can be arranged via our friendly team in the office on 01723 352235 or visit our website www.cphproperty.co.uk



ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule

3'7" x 3'7"

Entrance Hallway

14'1" max x 13'1" max

Lounge

19'0" max into bay x 14'1" max

Kitchen/Diner

23'7" x 8'10"

Conservatory

11'5" x 7'2"

Dining Room/Bedroom Three

13'9" max into bay x 9'10"

Sitting Room/Bedroom Four

14'1" x 11'1"

Utility

10'9" x 8'2"

Bathroom

8'6" x 5'10"

Separate WC

6'10" x 2'11"

FIRST FLOOR

Landing

11'9" x 10'9" max

Bedroom One

13'9" max x 12'5"

Bedroom Two

12'5" max x 12'1" max

Shower Room

6'10" x 6'2"

OTHER:

Garage

16'8" x 9'2"

Details Prepared

TLPF/241022



Interested? Get in touch:

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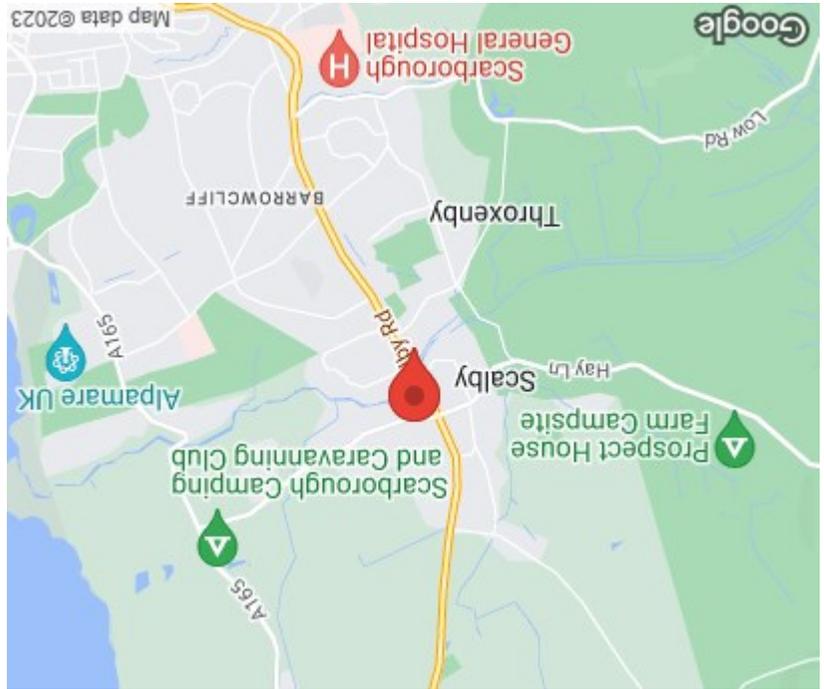
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



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

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
Current	Potential



While 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 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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