



40 North Street, Scalby, Scarborough YO13 0RU
Offers Over £425,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM DETACHED BUNGALOW
- DOUBLE GARAGE AND DRIVEWAY
- WRAP AROUND GARDENS WITH PAVED SEATING AREA
- NO ON-WARD CHAIN
- POPULAR SCALBY VILLAGE LOCATION

WELL-LOCATED within the highly regarded SCALBY VILLAGE, this spacious DETACHED bungalow offers TWO RECEPTION ROOMS, THREE DOUBLE BEDROOMS, a DOUBLE GARAGE and GENEROUS WRAP AROUND LAWNED GARDENS with a SUN ROOM.

The property is well-proportioned and does already benefit from UPVC double glazing and gas central heating.

The accommodation briefly comprises; substantial entrance hall, light and airy bay fronted lounge with a gas fire, a separate dining room, a further sun room/breakfast room, kitchen with a range of wall/base units and an integrated fridge/freezer, double oven and hob. Three double bedrooms with fitted wardrobes with the master benefiting from an en-suite shower room and a further three-piece house bathroom.

This property also benefits from a double garage which is accessed via an electric door and has power and light, a two car drive and lawned gardens to the front of the property. To the side and rear of the property lies a generous garden laid mainly to lawn with paved seating area complete with a summerhouse and mature planted borders.

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.

To arrange a viewing please contact our friendly team on or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Entrance Hall

Sitting Room
20'0" x 13'1" max

Dining Room
10'5" x 11'1" max

Kitchen
11'1" x 9'10" max

Sun Room
10'2" x 4'7" max

Bedroom 1
11'1" x 13'1" max

En-Suite
3'7" x 7'6" max

Bedroom 2
11'9" x 12'5" max

Bedroom 3
12'1" x 10'2" max

Bathroom
6'6" x 6'10" max

Externally

To the front of the property lies a driveway with parking for up to two vehicles leading to a double garage with power and light. This property also benefits from wrap around gardens laid mainly to lawn with a paved seating area and summerhouse to the rear and planted borders all round.

Garage
18'0" x 18'4" max

Details Prepared
AB181124



Interested? Get in touch:

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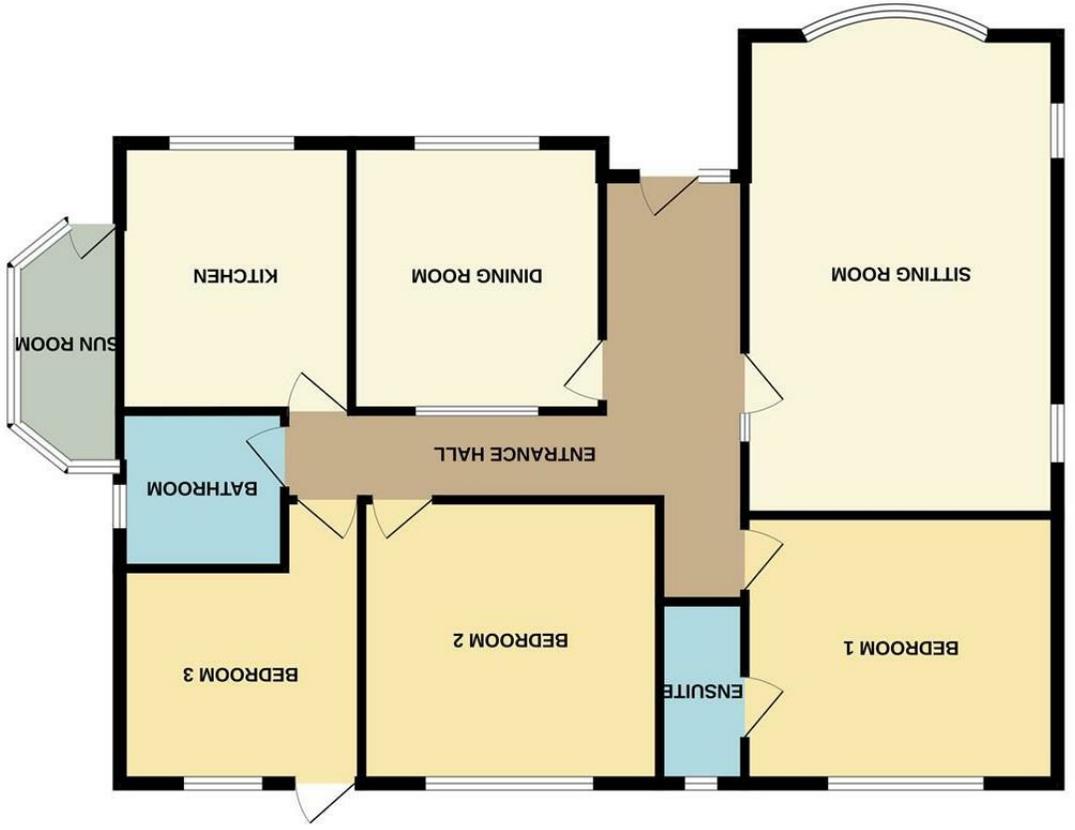
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any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

TOTAL FLOOR AREA: 1146 sq.ft. (106.4 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 items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by 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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