



17 Ashburn Rise, Scarborough YO11 2JL  
Offers In The Region Of £220,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- WELL PRESENTED SEMI-DETACHED BUNGALOW
- GENEROUS LOUNGE AND MODERN BREAKFAST KITCHEN
- TWO BEDROOMS
- CONSERVATORY
- GAS HEATED AND DOUBLE GLAZED
- GARDENS TO THE FRONT AND REAR
- DRIVEWAY AND GARAGE

NEW to the market is this GENEROUS AND WELL PRESENTED, TWO BEDROOM, semi-detached BUNGALOW which occupies a desirable CUL-DE-SAC position within the WEAPONNESS area of Scarborough, with the added benefit of a CONSERVATORY, GARAGE, DRIVEWAY and a LAWNED GARDENS.

The property briefly comprises: Entrance hall with doors to a spacious bow fronted lounge with open view done the cul-de-sac, a generous breakfast kitchen with a range of wall and base units, a master bedroom with a range of built-in cupboards, a further double bedroom and a three piece suite house bathroom. The property also benefits from a conservatory to the rear. Externally, to the front of the property, lies a lawned front garden accompanied by a driveway which leads to a garage with an up and over door. To the rear of the property lies a garden laid to lawn with a paved patio area. The property itself does already benefit from UPVC double glazing and gas central heating via a combination boiler.

The bungalow is occupies a desirable cul-de-sac setting within the well located Weaponness area of Scarborough and is well placed for a wealth of amenities including the new sports village, swimming pool and gym, local shops, supermarket and a little further within easy reach is Scarborough town centre, train station plus Scarborough's South Bay and the beach.

Early Internal viewing is highly recommended in order to fully appreciate the space, setting and position on offer from this deceptively spacious two bedroom semi-detached bungalow. To arrange your viewing please contact our friendly and experienced sales team at CPH today on 01723352235 or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk).





#### ACCOMMODATION

##### LOUNGE

16'8" x 12'1"

##### KITCHEN

11'5" x 10'9"

##### BEDROOM ONE

13'1" x 12'1"

##### BEDROOM TWO

10'9" x 10'2"

##### BATHROOM

7'2" x 6'10"

##### CONSERVATORY

7'2" x 6'6"

##### OUTSIDE

Lawned gardens to the front and rear of the property. Driveway with parking for numerous vehicles.

Single garage with up and over door, light and power points.

##### TENURE

The property is Freehold

##### DETAILS PREPARED BY/ DATE

GV 04/11/2023

##### COUNCIL TAX

North Yorkshire Council - Tax band C



Interested? Get in touch:

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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 notwithstanding that neither the 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 in the particulars.

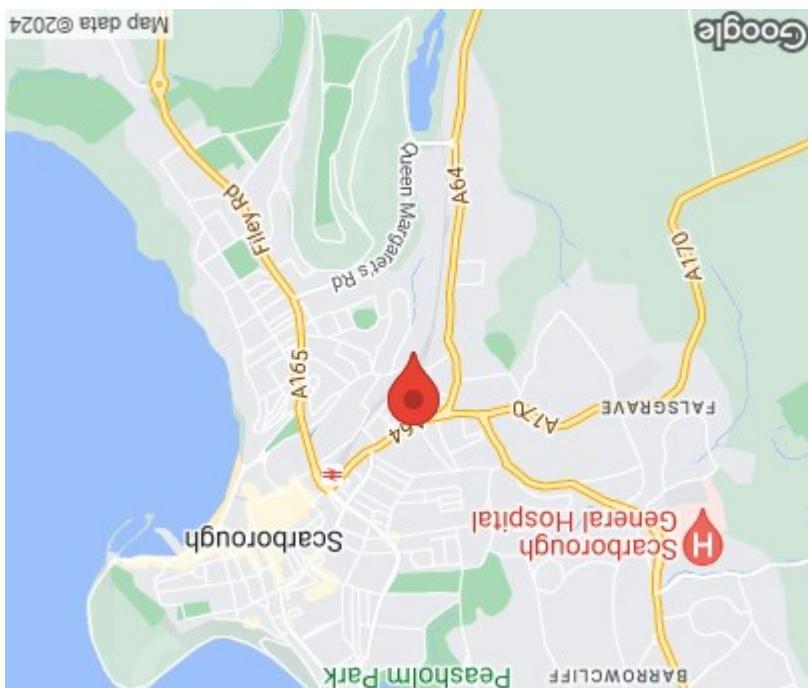
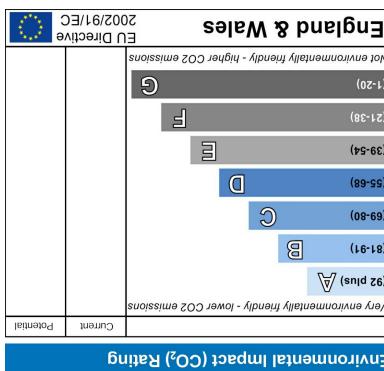
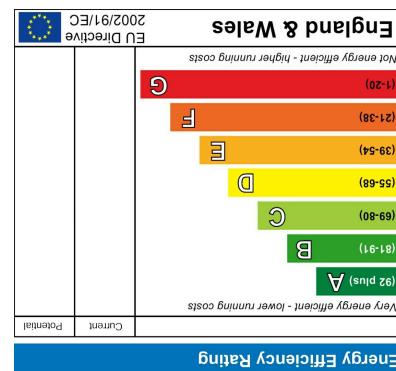
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TDS

The Property Deposit Scheme

The Professional Lettings



Whilst every effort has been made to ensure the accuracy of the floor plan 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 a guide only. As to their operability can be given to prospective purchaser. The services shown have not been tested and no guarantee is given.

