



65 Hackness Road, Scarborough, YO12 5SD
Offers In Excess Of £350,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IMMACULATELY PRESENTED SEMI-DETACHED HOME
- FOUR DOUBLE BEDROOMS WITH EN-SUITE AND DRESSING ROOM TO MASTER
- FEATURE OPEN PLAN MODERN KITCHEN/DINER
- STUNNING PAVED GARDENS AND OFF-STREET PARKING
- OCCUPYING A HIGHLY DESIRABLE POSITION WITHIN NEWBY

Occupying an ENVIABLE LOCATION within the ever popular NEWBY area of Scarborough is this SPACIOUS FOUR BEDROOM SEMI-DETACHED FAMILY HOME which has been updated to a HIGH STANDARD by the current vendors and is offered to the market in IMMACULATE ORDER THROUGHOUT with a FEATURE OPEN PLAN MODERN KITCHEN/DINER, a DRESSING ROOM and EN-SUITE to the MASTER, OFF-STREET PARKING and PAVED GARDENS

'In our opinion' the property is offered to the market in immaculate order throughout, having been renovated by the current vendors with a feature open plan modern kitchen/diner being created, a feature dressing room and modern en-suite added to the master and a modern bathroom. The property is accessed via an entrance porch and comprises on the ground floor; entrance hall with turning staircase to the first floor, a bay fronted lounge with a log burner, an open plan kitchen/diner with fitted with a modern range of wall/base units and bi-folding doors to the gardens and a utility room/WC. To the first floor of the property lies a landing, a master bedroom with a stunning spiral staircase to the attic level which provides a dressing room and modern en-suite shower room for the master, three further double bedrooms and a modern white four-piece bathroom suite. Externally, to the front of the property lies off-street parking for multiple cars and to the rear of the property lies paved gardens with shrub borders.



Being located within the Newby area the property affords excellent access to a wide range of amenities including local shops, 24hr garage, 'Proudfoots' supermarket, library, doctor's surgery, public house/restaurant and is also on a regular bus route into Scarborough. Properties of this nature and finish are seldom found on the market within this location, therefore early internal viewing is highly recommended.

To arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on www.cphproperty.co.uk



ACCOMMODATION:

GROUND FLOOR

Porch

Entrance Hall

12'6" x 10'6"

Lounge

14'5" into bay x 12'10"

Open Plan Kitchen/Diner

26'11" max x 18'8" max

Utility/WC

7'7" x 5'3"

FIRST FLOOR

Landing

Master Bedroom

14'1" x 12'10"

Bedroom Two

12'6" max into wardrobes x 10'6"

Bedroom Three

11'2" x 10'2"

Bedroom Four

9'6" max x 8'10"

Bathroom

10'10" x 7'7"

SECOND FLOOR

Dressing Room to Master

18'8" max x 11'2" into eaves

En-suite to Master

14'1" x 4'7" max

OTHER:

External

To the front of the property lies off-street parking for multiple vehicles and to the rear of the property lies paved gardens with shrub borders.

Garden Storage

Details Prepared

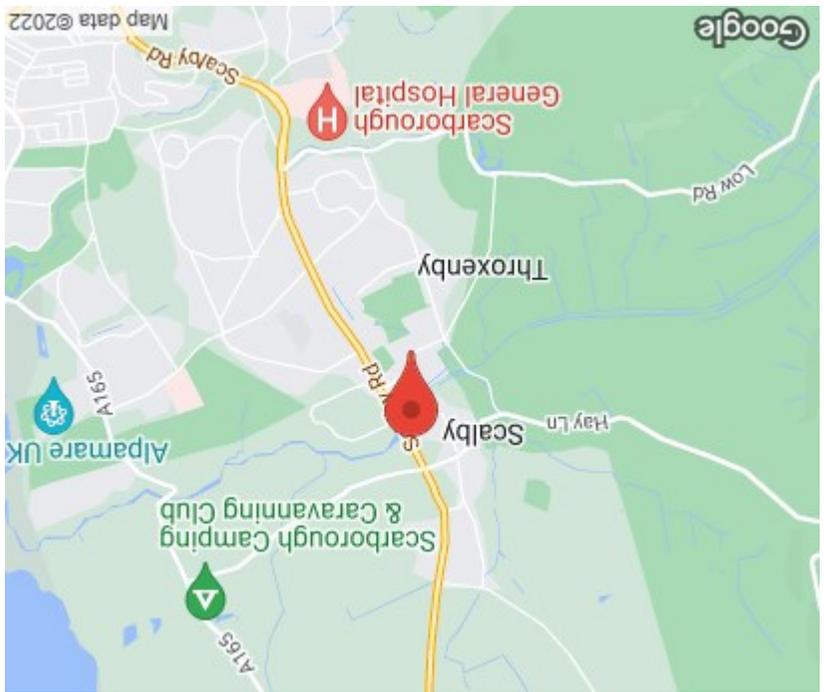
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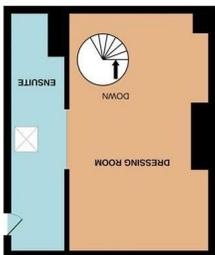
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



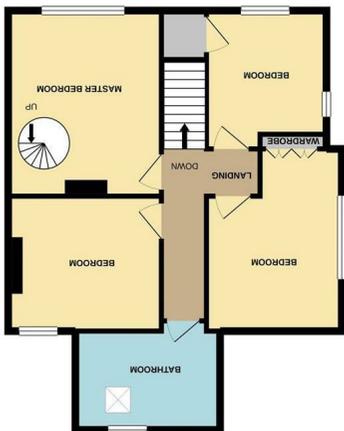
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions	Very energy efficient - lower running costs	Very environmentally friendly - higher CO2 emissions
(92 plus) A	(81-91) B	(92 plus) A	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Current	Potential	Current	Potential
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	



Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and responsibility is taken for any error, 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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2ND FLOOR



1ST FLOOR



GROUND FLOOR