



82 Wreyfield Drive, Scarborough YO12 6NP
Guide Price £120,000



SOLD SUBJECT TO CONTRACT

Offered to the market with NO ONWARD CHAIN is this THREE BEDROOM semi-detached home which occupies a popular NORTH SIDE location. The property 'in our opinion' does require a scheme of works throughout but does benefit from a DOWNSTAIRS WC and STUDY, OFF-STREET PARKING and PAVED GARDENS.

The internal accommodation comprises on the ground floor; entrance hall with stairs to the first floor and under stairs storage, lounge, kitchen/diner fitted with a range of wall/base units and double doors to the rear gardens, a study room and a downstairs bedroom. To the first floor of the property lies a landing, two double bedrooms and a bathroom. Externally, the property benefits from off-street parking, out-house storage and paved gardens.

Situated in the Barrowcliff area on the North side of Scarborough, the property offers access to a wealth of amenities and transport links along with being within the catchment areas of multiple primary and secondary schools. A little further afar is the new Alpamare Water Park and soon to be multi plex cinema complex, Peasholm Park and Scarborough's North Bay.

Internal viewing is a must in order to fully appreciate the potential this three bedroom semi-detached home has on offer. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk

ACCOMMODATION

GROUND FLOOR

Entrance Hall

With double glazed entrance door to the side, stairs to the first floor landing and doors to:

Lounge

14'1" x 9'10"

With double glazed window to the front.

Kitchen/Diner

20'8" x 9'10" max

Fitted with a matching range of wall and base units with work surfaces over and single drainer sink. Double glazed window to the rear, double glazed sliding patio doors leading out to the rear garden and door to:

Study Room

10'5" max x 9'10" max

With double glazed window to the front. door to:





Bedroom
12'5" x 8'6"ax
With double glazed window to the side.

Separate W/c
5'2" x 3'3"
Fitted with a low flush w/c and wash hand basin. Double glazed window to the side.

FIRST FLOOR

Landing
With doors to:

Bedroom One
14'1" x 9'10"
With double glazed window to the front.

Bedroom Two
13'5" x 9'10"
With double glazed window to the rear.

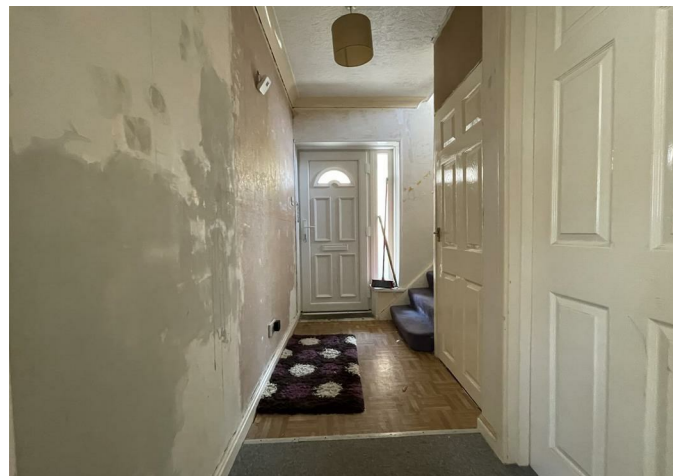
Bathroom
6'6" x 5'10"
Fitted with a matching white three piece suite comprising panelled bath with shower over, low flush w/c and pedestal wash hand basin. Double glazed window to the rear.

OUTSIDE

To property benefits from a generous frontage with tarmac drive and hardstanding providing off street parking for 3/4 vehicles plus a brick built store to the side of the house. To the rear is a private enclosed low maintenance rear garden which is mainly paved with fenced boundaries.

Council Tax Band and EPC
Council Tax Band B
EPC Rating Band D

Details Prepared/Ref:
PF/120623



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

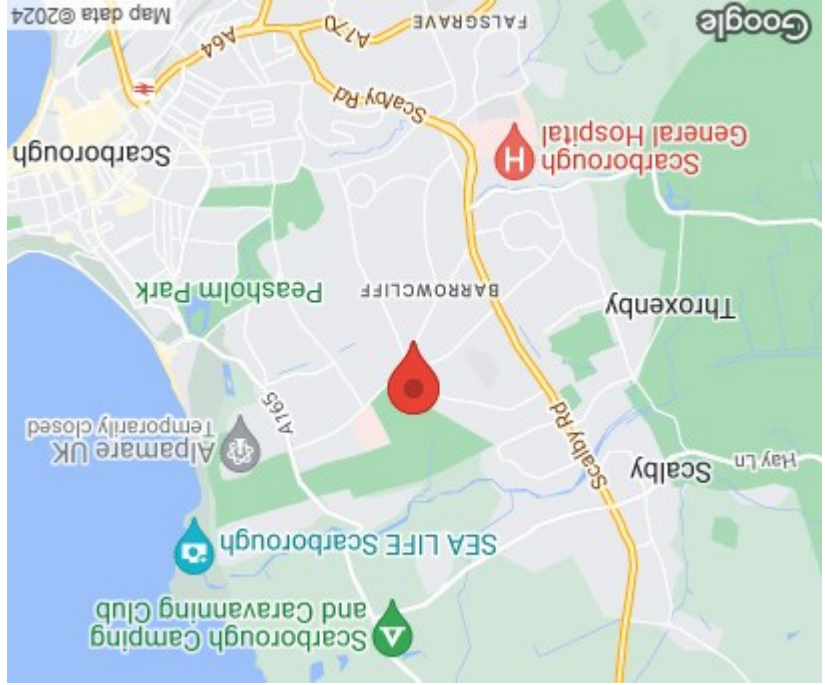
CPH

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



England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	Current	Potential
	82	63
Not energy efficient - higher running costs	Current	Potential
	63	82

England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
	A	A
Not environmentally friendly - higher CO ₂ emissions	Current	Potential
	G	G



Whilst 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 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.

Made with Metropix ©2021