



32 Ridge Green, Scalby, Scarborough, YO13 0QF
Asking Price £315,000



- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- IN GREAT DECORATIVE ORDER THROUGHOUT
- SPACIOUS LOUNGE/DINING AREA PLUS CONSERVATORY
- PRIVATE WEST FACING GARDEN, OFF-STREET PARKING & GARAGE/WORKSHOP
- MODERN KITCHEN AND RECENTLY FITTED SHOWER ROOM
- SET WITHIN THE SOUGHT AFTER VILLAGE OF SCALBY

Nestled in the charming village of Scalby, Scarborough, this beautifully presented three-bedroom semi-detached home offers a perfect blend of comfort and modern living. The property boasts a block-paved driveway, providing ample parking for several vehicles, along with a garage (which has been extended to provide a workshop area) for added convenience. The well-maintained private west-facing garden features a lovely paved area, ideal for enjoying the afternoon sun.

Upon entering, you are welcomed by an inviting entrance vestibule that leads into a spacious hallway. The ground floor features a generous open-plan lounge and dining room, perfect for entertaining or relaxing with family. The modern kitchen is well-equipped and designed for practicality. Additionally, there is a downstairs bedroom, which is versatile and can serve as a guest room or home office, complemented by a recently fitted shower room. A delightful conservatory extends the living space, offering a tranquil spot to unwind. The first floor reveals a spacious landing that leads to two double bedrooms, both of which are bright and airy. A convenient WC is also located on this level, along with generous eaves storage, ensuring that space is maximised throughout the home.

Situated in a popular location within Scalby village, this property is surrounded by a variety of amenities, including well-regarded eateries, a public house, a local church, and shops. Families will appreciate being within the catchment area for sought-after schools, making this home an excellent choice for those looking to settle in a vibrant community. This delightful residence is not to be missed and is sure to appeal to a range of buyers seeking a comfortable and stylish home in a desirable location.





ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule

Inner Hallway

12'1" max x 7'6" max

Lounge

15'5" max x 11'9" max

Dining Area

9'6" x 8'10"

Kitchen

10'5" x 9'10"

Conservatory

9'2" x 5'10"

Bedroom One

14'1" x 9'10"

Bathroom

9'2" x 5'2"

FIRST FLOOR

Landing

14'1" max x 6'10" max

Bedroom Two

14'1" max x 10'5" max

Bedroom Three

15'5" max x 8'6"

WC

3'3" x 2'7"

Eaves Storage

24'11" x 5'10" max

Details Prepared/Ref

TLPF310125

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

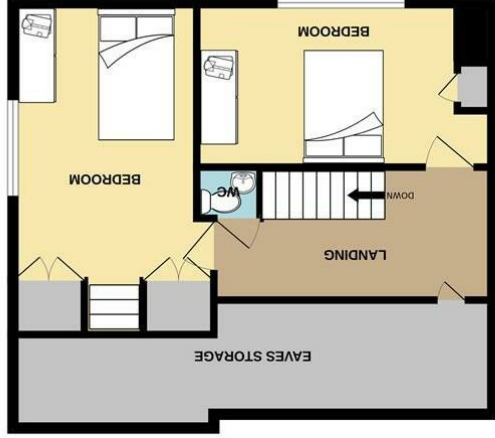
CPH Property Services
19 St.Thomas Street, Scarborough YO11 1DY
e.sales@cphproperty.co.uk | cphproperty.co.uk



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 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 ©2025



GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	69
	Potential	82
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
A (92 plus)		
B (81-91)		
C (69-80)		