



20 The Oval, Scarborough, YO11 3AP
Asking Price £325,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM DETACHED DORMER BUNGALOW
- IMPOSING LIVING ACCOMMODATION
- BREATHTAKING SEA/CASTLE VIEWS
- GENEROUS LAWNED GARDENS, OFF-STREET PARKING, INTEGRAL GARAGE
- POPULAR LOCATION ON SCARBOROUGH'S SOUTH SIDE
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Offered to the market with NO ONWARD CHAIN is this IMPOSING THREE BEDROOM DETACHED BUNGALOW which is set on Scarborough's sought after SOUTH SIDE with BREATHTAKING SEA/CASTLE VIEWS. The property is set within GENEROUS LAWNED GARDENS with OFF-STREET PARKING and an INTEGRAL GARAGE.

The property comprises on the ground floor; entrance hallway with built-in storage, a spacious lounge, dining room with stairs to the first floor and built-in storage, kitchen fitted with a range of matching wall and base units, a generous conservatory/utility with far reaching Sea and Castle views, two bedrooms, a bathroom and a separate WC. To the first floor lies a landing, a double bedroom with built-in storage and a store/loft room. Furthermore, the basement provides generous storage, a workshop and a utility room. Externally, to the front of the property lies off-street parking and access to an integral garage. To the rear of the property lies generous lawned gardens. The property benefits from sea views to the lounge, kitchen, dining room, conservatory, bathroom and upstairs dormer bedroom.



The property is well located on Scarborough's South Cliff and provides excellent access to a choice of popular schools and colleges as well as South Cliff golf club, plus excellent coastal walks along the Cleveland Way and down the Cayton Bay beach (ideal for those with dogs and children).

'In our opinion' the property would benefit from a scheme of updating/modernisation but we feel that this has been fairly reflected in the realistic asking price.

To arrange a viewing, please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk



ACCOMMODATION:

BASEMENT LEVEL

Store
14'9" max x 5'10" max

Workshop/Store
8'2" x 5'10"

Utility
12'1" x 6'10"

GROUND FLOOR

Entrance Hall
28'2" max x 9'10" max

Lounge
20'0" x 12'1" max

Dining Room
13'9" max x 10'2" max

Kitchen
12'5" x 9'10"

Conservatory/Utility

Bedroom One
12'1" x 11'9"

Bedroom Two
11'9" x 7'6"

Bathroom
9'10" max x 8'10" max

WC
5'6" x 3'3"

FIRST FLOOR

Landing

Bedroom Three
13'9" max into wardrobes x 11'9" max

Store/Loft Room
11'9" x 6'10"

OTHER:

Garage
17'4" x 9'2"

Details Prepared
TLPF/100522

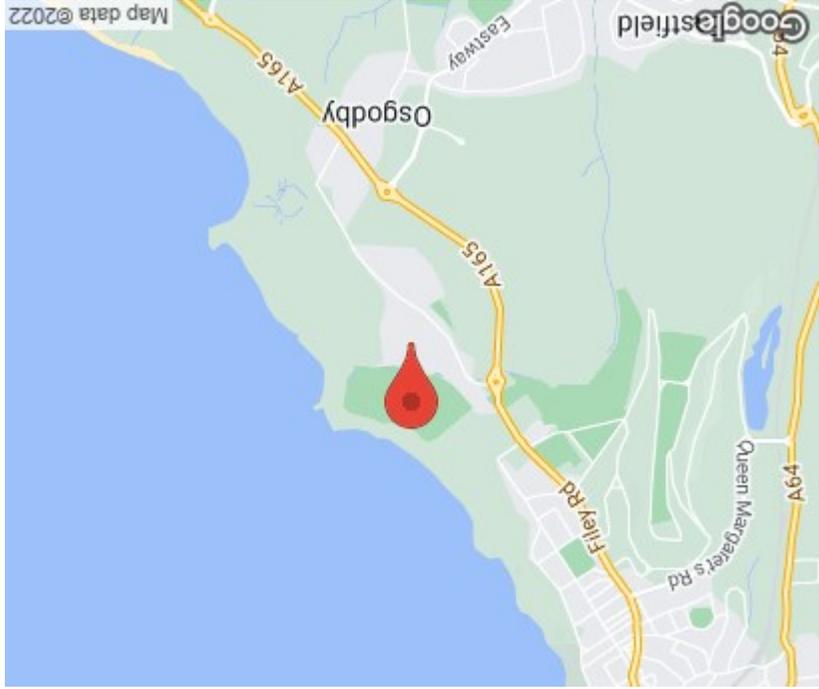
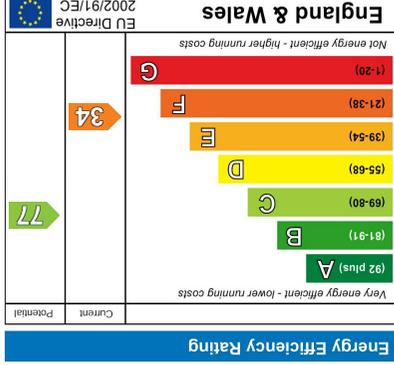
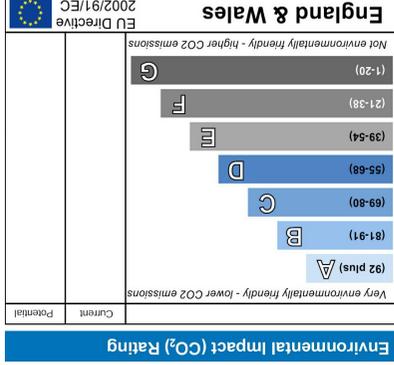


Interested? Get in touch:

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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 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



While 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, omissions or mis-statements. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA: 1821 sq.ft. (169.2 sq.m.) approx.

