



21 Hackness Drive, Scarborough YO12 5SB
Guide Price £350,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



CPH are delighted to be presenting to the market with NO ONWARD CHAIN this TWO BEDROOM DETACHED BUNGALOW set over TWO FLOORS which enjoys a popular location within Scarborough's NEWBY area. The property provides GENEROUS LIVING ARRANGEMENTS with CONSERVATORY, OFF-STREET PARKING and a GARAGE.

The property has been well maintained with gas central heating and uPVC double glazing throughout. The accommodation briefly comprises on the ground floor; entrance vestibule, hallway with stairs to the first floor and storage space, a bay fronted lounge with a fireplace, a spacious kitchen/diner fitted with a range of units, kitchen island, integrated appliances and double doors leading to the light and airy conservatory creating the perfect atmosphere for entertaining, the study, a double bedroom, a substantial bathroom with shower, sink, W/C and bidet. To the first floor lies the second double bedroom with built-in wardrobes. Externally, the front of the property benefits from gardens laid mainly to lawn, flower beds/shrubbery area, driveway and single garage. The rear of the property offers lawned gardens with flower beds/shrubbery features, sun house with a block paved patio seating area.

The property is located at the end of a cul-de-sac within the favourable part of Newby and lies in proximity to a variety of amenities including shops, eateries, doctors surgery, pharmacy, popular schools and is nearby to a regular bus route (to Scarborough Town Centre itself).

Early internal viewing is a MUST and can be arranged via our friendly team in the office on 01723 352235 or visit our website www.cphproperty.co.uk



ACCOMMODATION

GROUND FLOOR

Hallway

Lounge

20'0" max x 11'1" max

Kitchen/Diner

14'4" max x 15'5" max



Study
7'10" max x 5'6" max

Bedroom 1
14'9" max x 10'5" max

Bathroom
9'10" max x 9'6" max

Conservatory
19'0" max x 12'9" max

Garage
23'11" max x 9'10" max

FIRST FLOOR

Landing

Bedroom 2
19'8" max x 9'10" max

Externally

The front of the property benefits from a driveway leading to the garage, lawned gardens and well presented shrubbery areas. The rear of the property offers gardens laid mainly to lawn, a block paved patio seating area, decorative shrubbery feature, flower beds and sun house.

Details

Council Tax Banding - E

LCPF 19042023



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

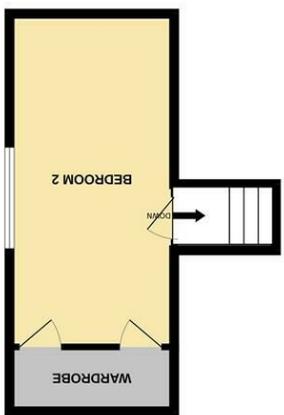


Whilst every attempt has been made to ensure the accuracy of the floorplan contained there, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.

TOTAL FLOOR AREA: 1627 sq. ft. (151.1 sq.m.) approx.



GROUND FLOOR
 1370 sq.ft. (127.2 sq.m.) approx.



1ST FLOOR
 257 sq.ft. (23.9 sq.m.) approx.

