



262 Scalby Road, Scarborough, YO12 6EA

Offers in Excess of £525,000

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# Scalby Road, Scarborough

Offers In The Region Of

£495,000

CPH are delighted to be offering to the market this DECEPTIVELY SPACIOUS FOUR BEDROOM semi-detached house which occupies substantial grounds with GENEROUS GARDENS including a PRIVATE, SOUTHWEST FACING REAR GARDEN, OFF-STREET PARKING, DOUBLE GARAGE and offers GRAND ROOMS which retain many of it's PERIOD FEATURES.

The property has been owned by the same family for over thirty years and has been a much loved family home. Internally comprising on the ground floor of a porch, a grand entrance hall with doors to a spacious bay fronted lounge, a convivial dining area with a multi-fuel stove, a well fitted kitchen with granite worktops and a central island, a utility room with base units and a WC and a multi-purpose study/office. On the first floor lies a bay fronted master bedroom with an attached three-piece en-suite shower room, three further double bedrooms and a house bathroom. Additionally, to the second floor lies two loft rooms which could be used as additional bedrooms (subject to planning permission).

Externally, the property provides generous gardens laid mainly to lawn to the front aspect which are accompanied by mature trees, shrubbery and a generous driveway leading to a detached double garage which an attached sun room- ideal for garden parties and for admiring the beautiful surroundings. To the rear aspect of the property lies a private South/West facing garden laid mainly to lawn complete with a paved pathway, a summerhouse and mature trees. This property does already benefit from UPVC double glazing, an electric car charging point and gas central heating.

The property is well placed for access to a wealth of amenities and attractions including a range of popular primary and secondary schools, local shops, Scarborough's North Bay and is situated along a regular bus route providing easy commuting to and from Scarborough Town Centre.

- DECEPTIVELY SPACIOUS FOUR BEDROOM SEMI-DETACHED HOME
- GRAND ROOMS RETAINING MANY PERIOD FEATURES
- SET ON SUBSTANTIAL GROUNDS WITH GENEROUS FRONT AND PRIVATE SOUTHWEST FACING REAR GARDEN
- DOUBLE DETACHED GARAGE, SUN ROOM AND GENEROUS DRIVEWAY
- LOCATED ON THE POPULAR NORTH SIDE OF SCARBOROUGH







## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

11'7" x 4'10"

With a UPVC double glazed entrance door and UPVC double glazed windows to triple aspects.

#### Entrance Hall

17'5" x 12'0"

With stairs to the first floor accompanied by a spindle balustrade, an understairs cupboard and doors to:

#### Lounge

17'7" x 17'3"

A light and airy lounge fitted with new double glazed bay window to the front aspect and a feature marble fireplace.

#### Study/Office

18'0" x 10'10"

Fitted with a UPVC double glazed window to the rear aspect.

#### Dining Room

21'3" (max) x 17'11"

A convivial dining area with a multi-fuel stove and a double glazed box bay window to the side aspect.

#### Kitchen

14'7" x 14'4"

A well fitted kitchen fitted with modern, matching wall and base units with quartz work surfaces over, a central island, an integrated oven and dishwasher and four ring electric hob, UPVC double glazed windows to dual aspects, a multi-fuel stove surrounded by a brick fireplace and ceiling spotlights.

#### Inner Hall

4'9" x 2'10"

With a door to the rear garden and an inner door to:

#### Utility Room

10'7" x 4'1"

Fitted with a sink, a low energy WC, base units with space for a washing machine and a sink with a drainer.

### FIRST FLOOR

#### Landing

Accessed via a door from the landing are stairs to the second floor loft rooms.

#### Bedroom One

17'7" x 17'3"

Fitted with a bay window to the front aspect which has been recently installed with new UPVC double glazing and a door to an attached:

#### En-suite

9'1" x 3'2"

Fitted with a step-in shower, a low energy WC and a pedestal hand wash basin.

#### Bedroom Two

17'11" x 15'2"

With a UPVC double glazed window to the rear aspect and an understairs cupboard.

#### Bedroom Three

14'8" x 14'4"

Fitted with UPVC double glazed windows to the rear aspect.

#### Bedroom Four

17'10" x 14'1"

Fitted with a UPVC double glazed box bay window to the side aspect.

#### House Bathroom

11'10" x 8'6"

Fitted with a corner bath complete with an overhead adjustable shower, a low energy WC, a bidet and a pedestal hand wash basin.

### SECOND FLOOR

#### Loft Room

(24'3" x 15'6") + (12'2" x 8'2")

Generous boarded loft rooms which could provide further bedrooms-subject to planning permission.

#### OTHER:

##### Front

To the front of the property lies a generous garden laid mainly to lawn accompanied by mature trees, shrubbery and a generous driveway leading to a:

##### Double Garage with Sun Room

A double garage with two garage doors and a window to the rear aspect, conjoined with a sun room with two sliding doors and windows to triple aspects.

##### Rear

To the rear of the property lies a garden laid mainly to lawn complete with a paved pathway, a summerhouse and mature trees.

#### Details Prepared/Ref

TLPPF/150524



An imposing four bedroom semi-detached residence which occupies substantial grounds











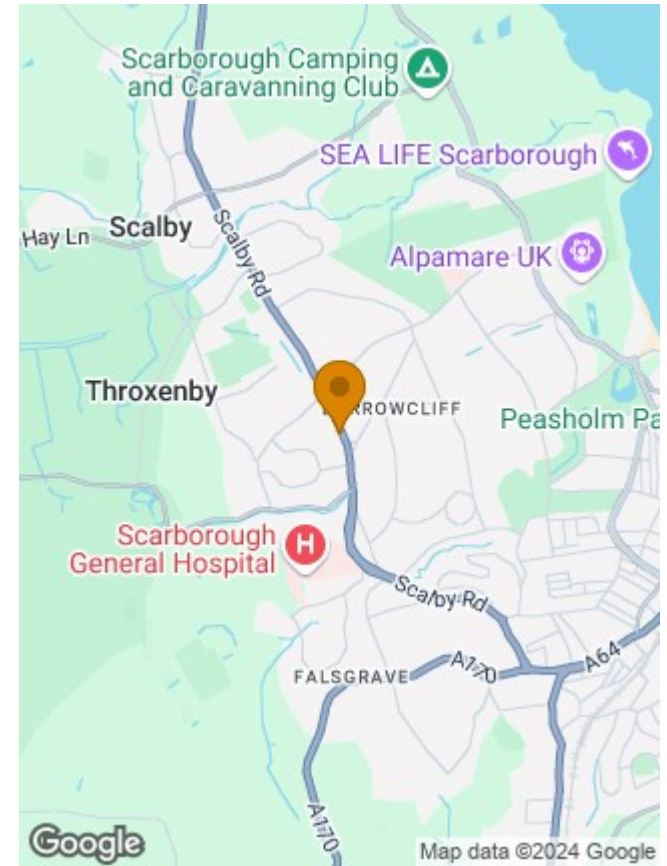






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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