



9 Malvern Crescent, Scarborough, YO12 5QW  
Price Guide £299,950

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- IMPOSING FIVE BEDROOM DETACHED HOME
- DOWNSTAIRS BEDROOM AND WC
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- LOW-MAINTENANCE GARDENS
- OFF-STREET PARKING AND GARAGE
- POPULAR STEPNEY LOCATION

Offered to the market with NO ONWARD CHAIN is this IMPOSING FIVE BEDROOM DETACHED HOME which is enviably located in Scarborough's STEPNEY area. The property offers a DOWNSTAIRS BEDROOM and WC, SUN ROOM, LOW-MAINTENANCE GARDENS, OFF-STREET PARKING and GARAGE.

'In our opinion' we feel that this property would benefit from a scheme of cosmetic updating, making this an excellent opportunity to put your own 'stamp' on this imposing detached home. The property comprises in brief on the ground floor; entrance hallway with understairs storage and stairs to the first floor, downstairs WC, a spacious lounge/diner, kitchen fitted with a range of units, a light and airy sun room, a downstairs bedroom which could be utilised as an additional reception room and a downstairs WC. To the first floor lies a landing, three double bedrooms, a further bedroom, a house bathroom and a separate WC. Externally, the property benefits from a low-maintenance garden with walled/fenced boundaries, off-street parking for multiple vehicles and a garage.



Set within Scarborough's ever popular Stepney area the property is well located in proximity to a choice of popular schools and colleges as well as Scarborough Hospital and being on a regular bus route into town the property could be of interest to a multitude of buyers including families.

Internal viewing for this property is highly recommended in order to fully appreciate this five bedroom detached home. If you wish to arrange a viewing please contact our friendly team at CPH on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).



## ACCOMMODATION:

### GROUND FLOOR

#### Entrance Hallway

#### Downstairs WC

4'11" x 3'3"

#### Lounge/Diner

26'6" max x 12'1" max

#### Kitchen

12'1" x 9'2"

#### Sun Room

19'8" max x 6'6"

#### Bedroom Four/Office

18'8" max x 9'10" max

#### Bedroom Five

9'10" max x 7'10"

#### Bathroom

7'10" x 5'2"

#### Separate WC

6'6" x 2'7"

#### Details Prepared

**TLAB/170123**

### FIRST FLOOR

#### Landing

#### Bedroom One

13'5" x 12'1"

#### Bedroom Two

13'1" x 11'5" max

#### Bedroom Three

9'10" x 9'2"

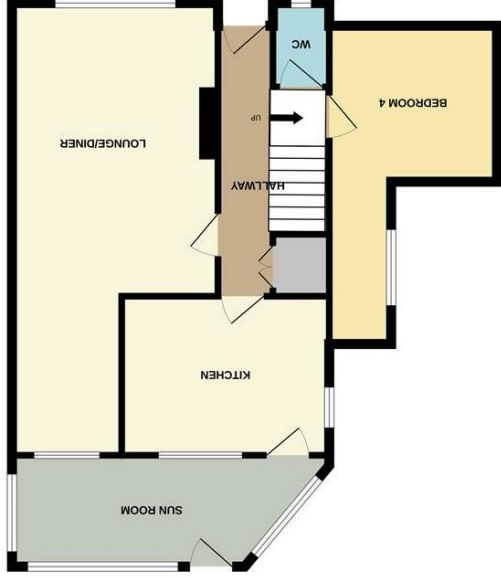


**Interested? Get in touch:**

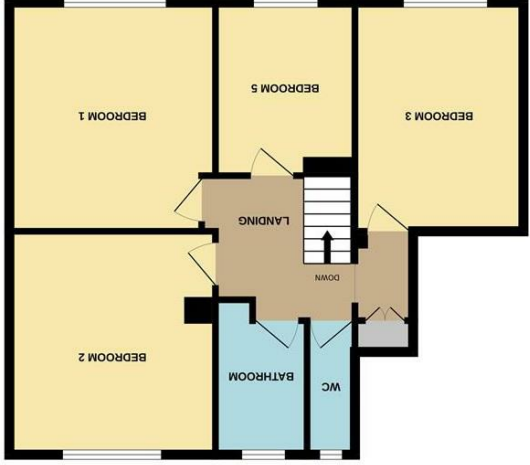
19 St.Thomas Street,  
Scarborough YO11 1DY  
t. 01723 352235  
e. sales@cphproperty.co.uk  
www.cphproperty.co.uk

**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



GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR  
694 sq.ft. (64.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the diagram 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 ©2023

| England & Wales                             |    |  |
|---------------------------------------------|----|--|
| EU Directive 2002/91/EC                     |    |  |
| 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 |    |  |
| Current                                     | 63 |  |
| Potential                                   | 78 |  |

| England & Wales                                                 |  |  |
|-----------------------------------------------------------------|--|--|
| EU Directive 2002/91/EC                                         |  |  |
| 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 |  |  |
| Current                                                         |  |  |
| Potential                                                       |  |  |

