



16 Malvern Crescent, Scarborough YO12 5QW
Offers Over £250,000



- SPACIOUS SEMI-DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- SOUTH/WEST FACING GARDENS
- SUN ROOM AND EXTERNAL GARDEN ROOM
- SOLAR PANELS AND UNDERFLOOR HEATING
- CENTRAL LOCATION

A SPACIOUS SEMI-DETACHED BUNGALOW situated in a POPULAR RESIDENTIAL CUL-DE-SAC just off Scalby Road and close to Manor Road roundabout. The property is offered with TWO DOUBLE BEDROOMS, SOLAR PANELS, UNDERFLOOR HEATING, SUN ROOM, GARDEN ROOM and STUNNING FRONT and REAR GARDENS.

The property benefits from gas central heating, solar panels, underfloor heating and double glazing throughout. The spacious accommodation briefly comprises of; the entrance hall, lounge with bay window, multi-fuel fire and fitted shutters, kitchen with integrated oven and hob, an office space, a double bedroom, sun room and family bathroom complete with white three-piece suite. To the first floor lies a second double bedroom with skylights, en-suite bathroom and a walk in dresser. The property benefits from underfloor heating in the entrance hall, kitchen and the sun room. Externally, the front of the property benefits from gardens laid mainly to lawn with block paved pathway and flowerbeds. The rear of the property offers a decorative paved patio area, a wooden gazebo and garden room with power and plumbing.

Set within a popular residential cul-de-sac and is well located in proximity to a choice of popular schools and colleges as well as Scarborough Hospital. The property is within walking distance to falsgrave that provides a comprehensive range of shops and facilities and is on a regular bus route into town.

Internal viewing for this property is highly recommended in order to fully appreciate this beautiful semi-detached bungalow. If you wish to arrange a viewing please contact our friendly team at CPH on 01723352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Lounge

16'9" max x 13'3" max

Kitchen

10'8" max x 8'2" max

Office

12'0" max x 9'0" max

Sun Room

15'0" max x 8'9" max

Bedroom 1

14'4" max x 10'9" max

Bathroom

6'7" max x 5'10" max

FIRST FLOOR

Bedroom 2

18'6" max x 12'4" max

En-suite

7'8" max x 7'2" max

Externally

The front of the property benefits from gardens laid mainly to lawn with block paved pathway and flowerbeds. The rear of the property offers a decorative paved patio area, a wooden gazebo and garden room with power and plumbing.

Garden Room

16'10" max x 8'9" max

Details

Council Tax Banding - C

LCAB 28032023



Interested? Get in touch:

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CPH

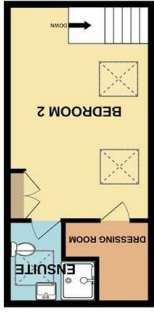
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



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 operating or efficiency can be given.
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GROUND FLOOR



1ST FLOOR

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	82	
Potential	85	

England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
Current		
Potential		

