



28 Hirstead Road, Scarborough, YO12 6TW
Offers Over £270,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Immaculate Three Bedroom Semi-Detached House
- Two Reception Rooms Modern Kitchen and Bathroom
- Garage and Gardens to the Front and Rear
- Popular Newby Location Close to Schools
- Internal Viewing Highly Recommended

Pleasantly located within the ever popular NEWBY AREA of Scarborough is this TRADITIONAL THREE BEDROOM, SEMI-DETACHED HOME which is brought to the market in IMMACULATE CONDITION throughout with the added bonus of a CABIN with light and power. The property also benefits from LANDSCAPED GARDENS, a GARAGE and TWO RECEPTION ROOMS. 'In our opinion' EARLY VIEWING does come HIGHLY RECOMMENDED as properties of this nature and location seldom stay on the market for long.

The accommodation itself briefly comprises of an entrance porch, entrance hall with stairs leading to the first floor landing, doors leading to a generous bay window lounge and dining room with French doors providing access out to the gardens. To the rear of the property there is a modern fitted kitchen with access into a rear porch/utility which also provides access to the side driveway, garage and gardens. To the first floor the property provides two double bedrooms with fitted wardrobes and a further single bedroom (currently utilised as a home office) also with a fitted wardrobe. From the landing there is also access to a spacious and fully tiled three piece bathroom suite. Number 28 also has the additional benefit of a fully boarded loft space with pull down metal ladder. Externally, to the rear of the property lies a landscaped garden laid mainly to artificial lawn and decked area. The garden also houses a cabin with light and power providing the perfect bar area/relaxing zone or even a gym/home office. To the side of the property there is a shared driveway leading to a garage, the front of the property also provides an off street parking space.

Being located in Newby the property would make an excellent family home being well placed for a choice of popular junior and secondary schools as well as local shops, supermarket, library and is near a regular bus route into Scarborough.

This property is a Council Tax Band 'C'.





ACCOMMODATION

GROUND FLOOR

Entrance Vestibule

With double glazed double patio doors. Door to:

Entrance Hall

With double glazed window to the side, stairs leading to the first floor landing and doors to:

Lounge

14'1" x 13'1"

With double glazed bay window to the front and living flame effect gas fire.

Dining Room

11'6" x 11'2"

With double glazed window to the rear, living flame effect gas fire and double glazed double patio doors leading out into the rear garden.

Kitchen

12'2" x 7'10"

Fitted with a modern matching range of wall and base units with work surfaces over, single drainer sink, built in electric oven and four ring gas hob with extractor hood over, space for fridge/freezer, plumbing for dishwasher and washing machine, double glazed window to the rear and ope doorway leading to:

Utility/Rear Entrance Hall

With double glazed entrance door and double glazed window to the side.

FIRST FLOOR

Landing

With double glazed window to the side and access to boarded loft room via a pull down ladder.

Bedroom One

14'5" x 11'2"

With double glazed bay window to the front and built in wardrobes with sliding doors.

Bedroom Two

11'6" x 11'2"

With double glazed window to the rear and built in wardrobes with built in wardrobes with mirrored sliding doors.

Bedroom Three

9'2" max x 7'10"

With double glazed window to the front and built in wardrobes with sliding doors.

Bathroom

9'6" x 7'10"

Generous bathroom fitted with a modern white three piece suite comprising feature bath with shower over, low flush w/c and pedestal wash hand basin, tiled walls, heated towel rail and two double glazed windows to the side.

Outside

To the front of the property is a hardstanding area with parking space for one vehicle plus a shared driveway leading down the side of the property to the garage and further parking space. The rear of the property is a private enclosed garden with astro-turf lawn, gravelled borders and fenced boundaries. To the bottom of the garden is also a substantial summerhouse currently with hot tub and sauna (these items are not included in the sale price however could be included in the sale subject to offer).

Details Prepared:

PFTL/030323



Interested? Get in touch:

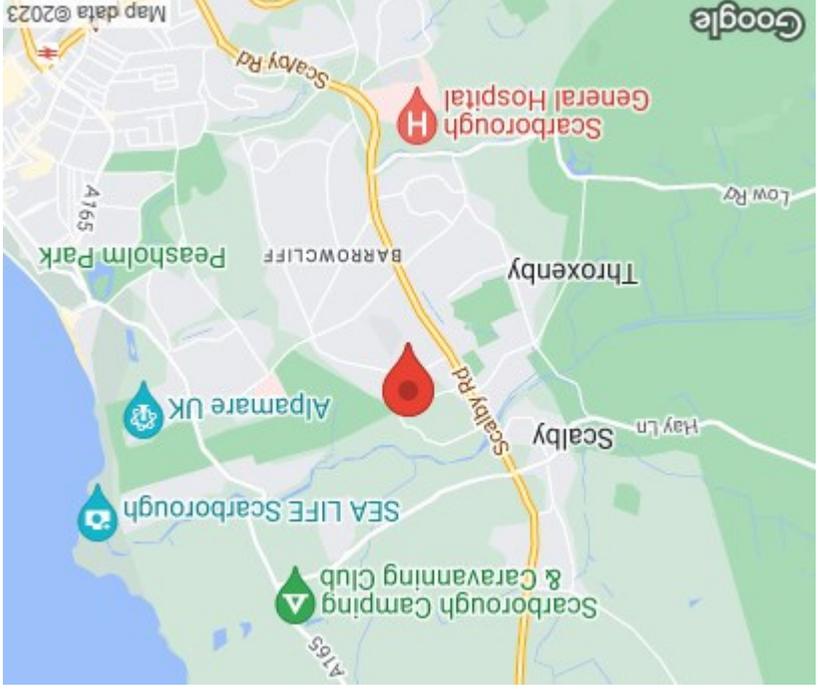
19 St.Thomas Street,
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

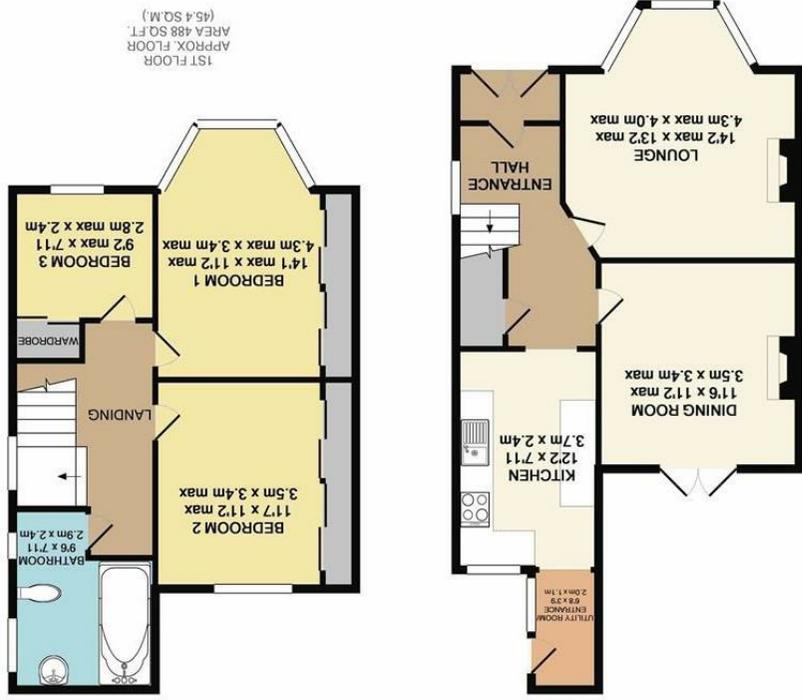
www.cphproperty.co.uk

CPH



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

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



Whist every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and 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 ©2019
 TOTAL APPROX. FLOOR AREA: 1190 SQ.FT. (110.5 SQ.M.)
 APPROX. FLOOR AREA: 188 SQ.FT. (17.5 SQ.M.)
 2ND FLOOR

GROUND FLOOR
 APPROX. FLOOR AREA: 513 SQ.FT. (47.7 SQ.M.)

1ST FLOOR
 APPROX. FLOOR AREA: 488 SQ.FT. (45.4 SQ.M.)

CPH Property Services
 19 St.Thomas Street, Scarborough YO11 1DY
 e.sales@cphproperty.co.uk | cphproperty.co.uk

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

