



6 Falcon Avenue, Scarborough YO12 4UG  
Asking Price £265,000



- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- DRIVEWAY FOR AMPLE PARKING
- MASTER ENSUITE
- WEST FACING GARDEN
- POPULAR CROSSGATES LOCATION

CPH are delighted to bring to market this DETACHED FAMILY HOME with THREE DOUBLE BEDROOMS, TWO RECEPTION ROOMS, MASTER ENSUITE and UTILITY ROOM. The property also benefits from WEST FACING LAWNED GARDENS and DRIVEWAY for AMPLE PARKING. Located in the POPULAR AREA of CROSSGATES.

The property has been well maintained with gas central heating and uPVC double glazing throughout. The accommodation itself briefly comprises of; the entrance hallway with stairs to the first floor and access to the living room with feature fireplace and double doors to the dining room that benefits from a porch area and French doors to the rear, the modern kitchen with integrated appliances such as oven, hob, washing machine, dishwasher and fridge freezer, the downstairs W/C, utility room/gym and a room for storage. To the first floor lies a landing providing access to the master bedroom with built in wardrobes and ensuite, two further double bedrooms and the family bathroom with white three-piece suite. Externally, the front of the property benefits from a lawned garden and driveway for ample parking. The rear of the property offers west facing gardens laid mainly to lawn with a decked and paved patio seating area.



Located within the popular Crossgates area, this property affords excellent access to a wealth of amenities including the Public House 'The Byways', a range of eating and drinking establishments, 'Morrisons' and a gym. Additionally, this property is situated within close proximity to Seamer Train Station and a regular bus route, providing easy commuting to and from a range of locations.

Internal viewing is highly recommended in order to fully appreciate the space, setting, finish and surroundings that this detached property has to offer. Properties of this nature and price seldom stay on the market for long, if you wish to book 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

Living Room  
14'0" max x 10'5" max

Dining Room  
11'3" max x 10'7" max

Kitchen  
11'4" max x 8'11" max

W/C  
7'3" max x 2'11" max

Utility Room  
8'7" max x 7'11" max

Storage Garage  
9'4" max x 9'0" max

### FIRST FLOOR

Bedroom 1  
13'5" max x 10'7" max

Ensuite  
8'3" max x 4'11" max

Bedroom 2  
10'10" max x 8'11" max

Bedroom 3  
10'10" max x 8'1" max

Bathroom  
6'7" max x 6'4" max

Externally

**The front of the property benefits from a lawned garden and driveway for ample parking. The rear of the property offers west facing gardens laid mainly to lawn with a decked and block paved patio seating area.**

Details

**Council Tax Banding - D**

**LCAB 30052023**

**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



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

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	71	83
Not energy efficient - higher running costs	G (1-20)	
	F (21-38)	
	E (39-54)	
	D (55-68)	
	C (69-80)	
	B (81-91)	
	A (92 plus)	
	Very energy efficient - lower running costs	

