



Hill House, 1 West Park Road, Scalby, Scarborough, YO13 0PX

Price Guide £800,000

Prestige  
Collection  
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# West Park Road, Scalby,

Price Guide £800,000

CPH are delighted to be presenting to the market this IMPOSING SIX BEDROOM DETACHED RESIDENCE which provides SUBSTANTIAL, WELL-PRESENTED BAY FRONTED LIVING ACCOMMODATION with TWO RECEPTION ROOMS, a MODERN BREAKFAST KITCHEN/DINER and THREE BATHROOMS. This property is a remarkable BUILDING OF TOWNSCAPE MERIT which is set within a GENEROUS CORNER PLOT of just over a THIRD OF AN ACRE with MATURE LAWNED GARDENS to the FRONT/REAR, OFF-STREET PARKING and a DETACHED GARAGE.

The accommodation comprises internally on the ground floor; entrance porch, a Victorian encaustic tiled hallway with stairs to the first floor and built-in storage, a bay fronted living room, separate box bay fronted sitting room, a spacious breakfast kitchen/dining room and a utility/boiler room. To the first floor lies a landing with further stairs to the second floor, a master bedroom with an en-suite shower room, three double bedrooms, a bathroom and a separate shower room. Furthermore, to the second floor lies two double bedrooms. Externally, the property is set within generous mature lawned gardens with off-street parking and a garage.

The property does also benefit from underfloor heating to the sitting room, shower room, bathroom and downstairs WC.

Situated on an enviable corner plot (measuring just over a third of an acre) within the highly sought after village of Scalby. A variety of amenities lay at hand including transport links, local shops and is within the catchment area for a range of popular junior and secondary schools.

Early internal viewing is highly recommended in order to fully appreciate the space, setting and finish on offer from this six bedroom residence. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)

- SUBSTANTIAL SIX BEDROOM DETACHED HOME
- A RESIDENCE OF TOWNSCAPE MERIT
- WITH IN BRIEF; TWO RECEPTION ROOMS AND THREE BATHROOMS
- IN EXCELLENT DECORATIVE ORDER THROUGHOUT
- SET WITHIN A GENEROUS CORNER PLOT TOTALLING A THIRD OF AN ACRE
- WITH MATURE LAWNED GARDENS AND A DETACHED GARAGE
- AN ENVIABLE POSITION WITHIN THE WELL REGARDED VILLAGE OF SCALBY







## ACCOMMODATION:

### GROUND FLOOR

#### Porch

7'6" x 5'6"

#### Hallway

20'0" max x 12'5" max

#### Sitting Room

20'11" max into bay x  
13'9" max

#### Living Room

18'4" max into bay x 14'1"  
max

#### Breakfast Kitchen/Dining Room

28'10" max x 18'0" max

#### Utility/Boiler Room

7'10" x 7'6"

### FIRST FLOOR

#### Landing

14'5" max x 10'5" max

#### Master Bedroom

17'4" max x 13'9" max

#### En-suite to the Master

#### Bedroom Two

17'8" max into bay x 13'9"  
max

#### Bedroom Three

14'5" max x 10'5" max

#### Bedroom Four

13'9" x 11'1" max

#### Shower Room

9'2" x 6'6"

#### Bathroom

13'9" x 5'6"

### SECOND FLOOR

#### Bedroom Five

13'9" max x 12'5" max

#### Bedroom Six

14'1" x 13'9"

#### Details Prepared

TLPF/120522



A BEAUTIFULLY PRESENTED SIX BEDROOM  
DETACHED RESIDENCE SET WITHIN THE  
POPULAR VILLAGE OF SCALBY.













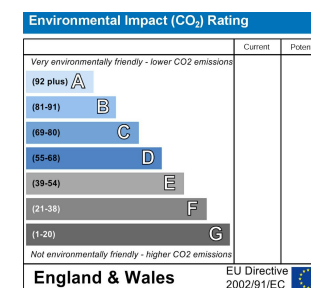
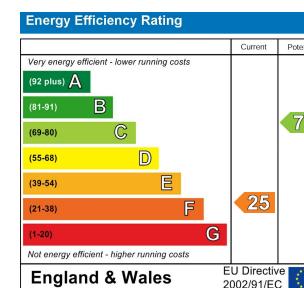
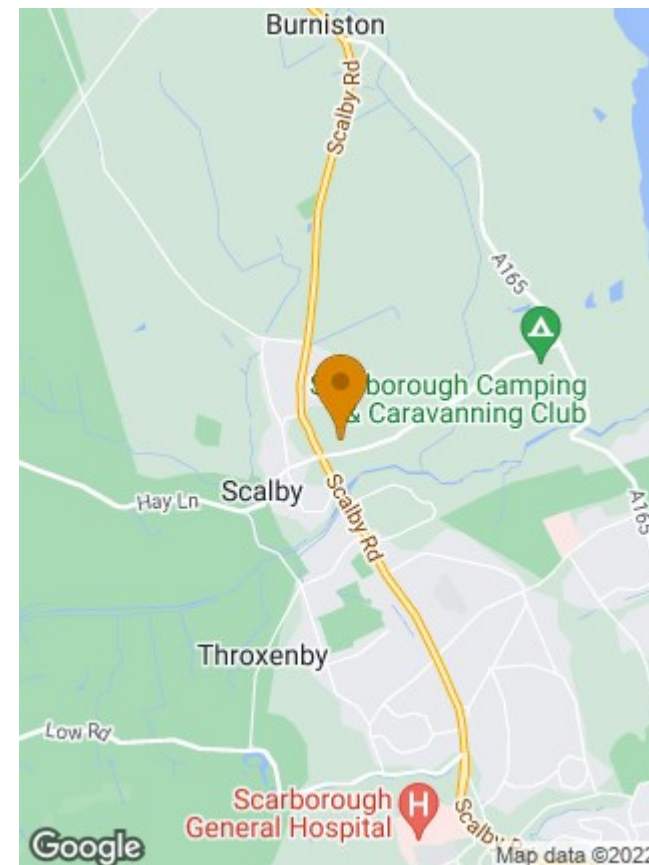




TOTAL FLOOR AREA : 2673 sq.ft. (248.4 sq.m.) approx.

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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**Interested? Get in touch today:**

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