



Hill House, 1 West Park Road, Scalby, Scarborough, YO13 0PX  
Price Guide £800,000

Prestige  
Collection  
[cphproperty.co.uk](http://cphproperty.co.uk)



- SUBSTANTIAL SIX BEDROOM DETACHED HOME
- A RESIDENCE OF TOWNSCAPE MERIT
- WITHIN 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 ENVIALE POSITION WITHIN THE WELL REGARDED VILLAGE OF SCALBY

## 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)



## 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

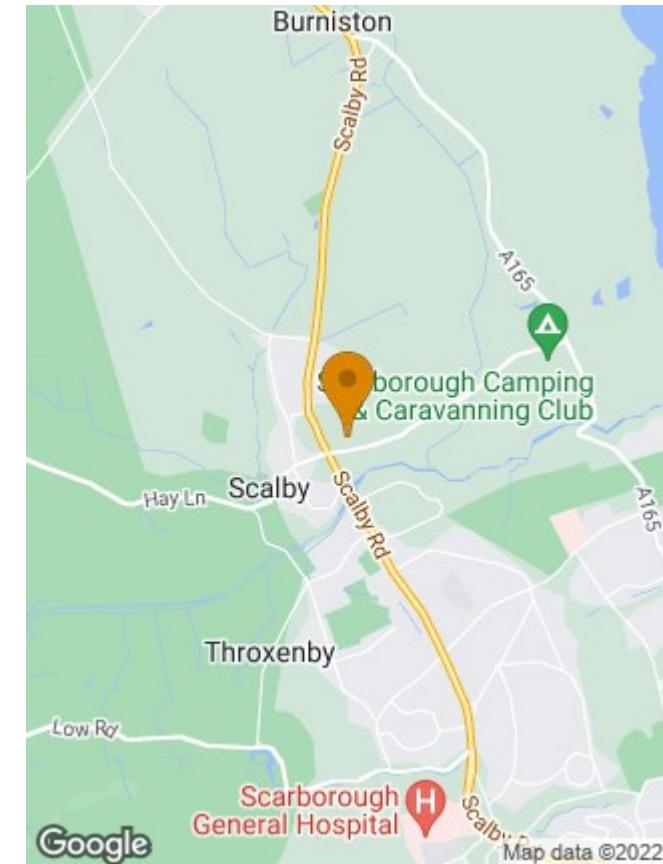


A BEAUTIFULLY PRESENTED SIX BEDROOM DETACHED RESIDENCE SET WITHIN THE POPULAR VILLAGE OF SCALBY.









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.  
Made with Metropix ©2022



**Interested? Get in touch today:**

t. 01723 352235 e. [sales@cphproperty.co.uk](mailto:sales@cphproperty.co.uk)  
19 St.Thomas Street, Scarborough YO11 1DY  
[www.cphproperty.co.uk](http://www.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

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		75
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		25
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

		Current	Potential
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			
EU Directive 2002/91/EC			