



63 Scalby Road, Scarborough YO12 5QL
Guide Price £335,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- SUBSTANTIAL SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER AREA OF SCALBY ROAD
- LOW-MAINTENANCE REAR COURTYARD
- AMPLE OFF-STREET PARKING WITH DETACHED GARAGE
- TWO RECEPTION ROOMS

We are delighted to bring to market this SPACIOUS, THREE BEDROOM SEMI-DETACHED FAMILY HOME that is WELL PRESENTED with ELEGANCE and CHARACTER throughout. The property benefits from TWO SUBSTANTIAL RECEPTION ROOMS, GENEROUS MODERN KITCHEN/DINER, AMPLE OFF-STREET PARKING, GARAGE and is located in the POPULAR, CENTRAL area of SCALBY ROAD with all the amenities on Falsgrave nearby.

The property benefits from gas central heating, double glazing and the accommodation briefly comprises of; the entrance hallway with feature light fittings and central staircase, the formal sitting room with bay window, the lounge area with bay window and feature fireplace, a substantial kitchen/dining area that provides access to the utility room and the W/C. The first floor of the property offers three double bedrooms (two of which have built-in storage/wardrobe space) and the family bathroom complete with four-piece suite. Externally, The front of the property benefits from lawned gardens, ample off-street parking and a detached garage. To the rear of the property lies an attractive, low-maintenance courtyard garden. The property has been well maintained through-out and has been maintained consistently with the elegance and character of the home with features such as cast iron radiators and light fittings.

The property is well located in the area of Scalby Road and in proximity to a choice of popular schools and colleges, as well as Scarborough Hospital and being on the regular bus route into Scarborough Town Centre.

Internal viewing for this property is highly recommended in order to fully appreciate this substantial family home. 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

Entrance Hall

Lounge

17'4" x 13'5"

Sitting Room

18'0" x 15'1"

Kitchen/Diner

18'0" x 13'1"

W/C

6'6" x 5'2"

Utility Room

8'10" x 4'11"

First Floor

Bedroom 1

18'0" x 11'5"

Bedroom 2

15'1" x 13'5"

Bedroom 3

13'5" x 12'1"

Bathroom

10'5" x 9'10"

Externally

The front of the property benefits from gardens laid mainly to lawn, ample off-street parking via a block paved driveway to the side and a detached garage with light and power. The rear of the property offers an attractive low-maintenance courtyard garden.

Details

Council Tax Banding - D

LCPF 09032023



Interested? Get in touch:

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www.cphproperty.co.uk

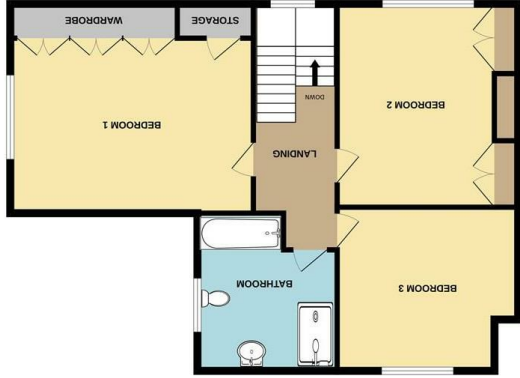
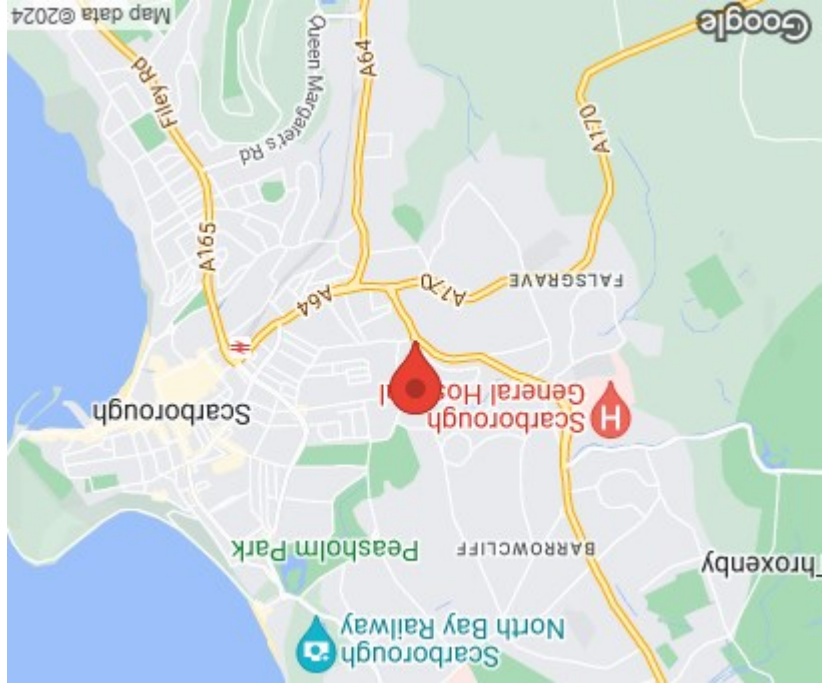
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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 | |
| 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 |
| Not environmentally friendly - higher CO ₂ emissions | (1-20) G |
| Current | Potential |

| 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 |
| Current | Potential |



1ST FLOOR
 859 sq. ft. (79.8 sq.m.) approx.



GROUND FLOOR
 991 sq. ft. (92.1 sq.m.) approx.

TOTAL FLOOR AREA: 1850 sq. ft. (171.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas 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 efficacy can be given.
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