



25 Hackness Drive, Scarborough YO12 5SB
Offers Over £300,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



CPH are delighted to be presenting to the market this attractive 2/3 BEDROOM DETACHED BUNGALOW which enjoys a secluded location within the popular NEWBY area of Scarborough. The property provides GENEROUS LIVING ARRANGEMENTS with SPACIOUS OPEN PLAN LOUNGE/DINER as well as OFF-STREET PARKING, GARAGE and PRIVATE LAWNED REAR GARDEN with Scalby Beck beyond.

The accommodation briefly comprises: entrance vestibule and hallway with doors leading to a substantial open plan bay fronted lounge and dining room with full width sliding patio doors leading out to the rear garden, a fitted kitchen with matching base and wall units plus further door leading to the rear entrance/possible utility room with double glazed entrance door. Double doors from the lounge lead to a study/snug/occasional bedroom. From the entrance hall doors lead to a substantial double bedroom with en-suite shower room plus a second bedroom and modern shower room. Externally the property benefits from lawned gardens to the front and rear with driveway at the front leading to the attached single garage with remote controlled electric roller shutter doors. . The rear garden is private with mature flower, tree and shrub borders and benefits from the afternoon early evening sun.

The property would now benefit from some cosmetic updating in places however on the whole has been well maintained with gas central heating via a recently installed new boiler and uPVC double glazing throughout. The property also had had a recently laid resin driveway and path leading to the front door.

The property is located within a peaceful setting of the popular Newby area and lies in proximity to a variety of amenities including shops, eateries, doctors surgery, pharmacy, public house/restaurant and is near to a regular bus route (to Scarborough Town Centre itself).

Offered with NO ONWARD CHAIN early internal viewing is a MUST and can be arranged via our friendly team in the office on 01723 352235 or visit our website.





ACCOMMODATION

Entrance Porch and Hallway

With double glazed entrance door and glazed inner door, built in cupboard and doors to:

Dining Room

With full length double glazed sliding patio doors leading out to the rear garden, door to kitchen and open plan to:

Lounge

With double glazed bow window to the front and door to:

Snug/Study/Bedroom Three

With double glazed window to the front and side.

Kitchen

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

Utility/Rear Entrance

With double glazed entrance door and access to boarded loft room via a pull down ladder.

Bedroom One

With built in wardrobes and double glazed window to the rear overlooking the rear garden and door to:

En-Suite

Fitted with a three piece, comprising step in corner shower, low flush w/c and wash hand basin as well as double glazed window to the rear.

Bedroom Two

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

Bathroom

Fitted with a modern white three piece, comprising double step in shower, low flush w/c and vanity wash hand basin, tiled walls and chrome heated towel rail.

OUTSIDE

To the front of the property is a lawned garden and resin drive and path leading to the front door and garage with remote controlled electric roller shutter doors. To the rear of the property is a private enclosed lawned garden with mature flower, tree and shrub borders.

Council Tax Band and EPC

Council Tax Band - D

EPC Band - D

Details Prepared/Ref:

PF/220523

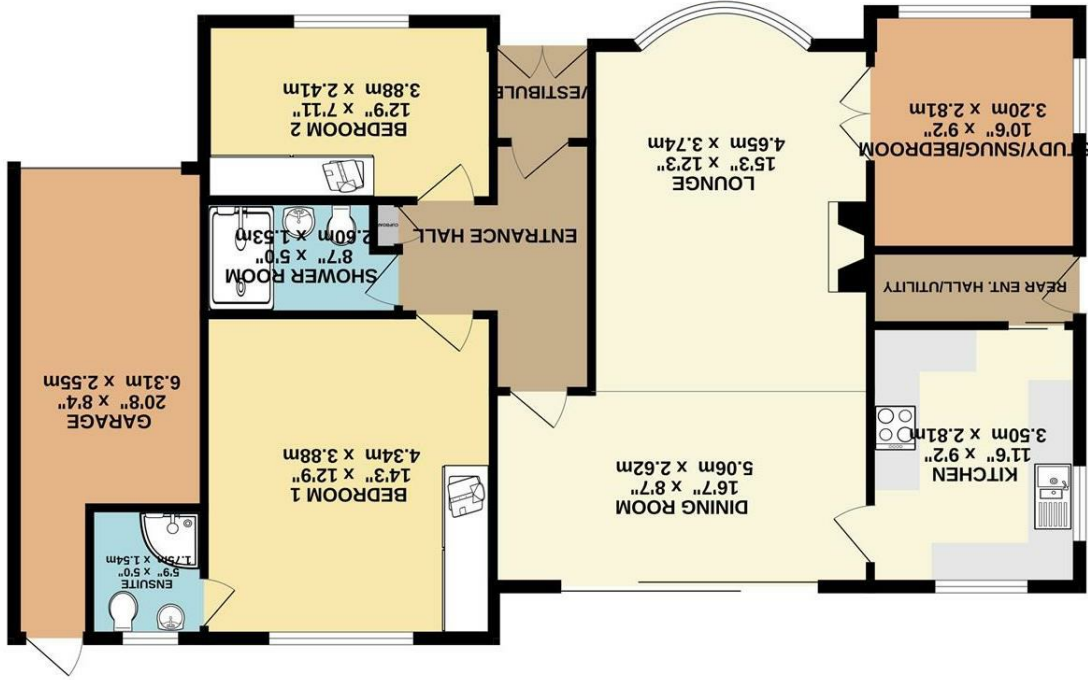
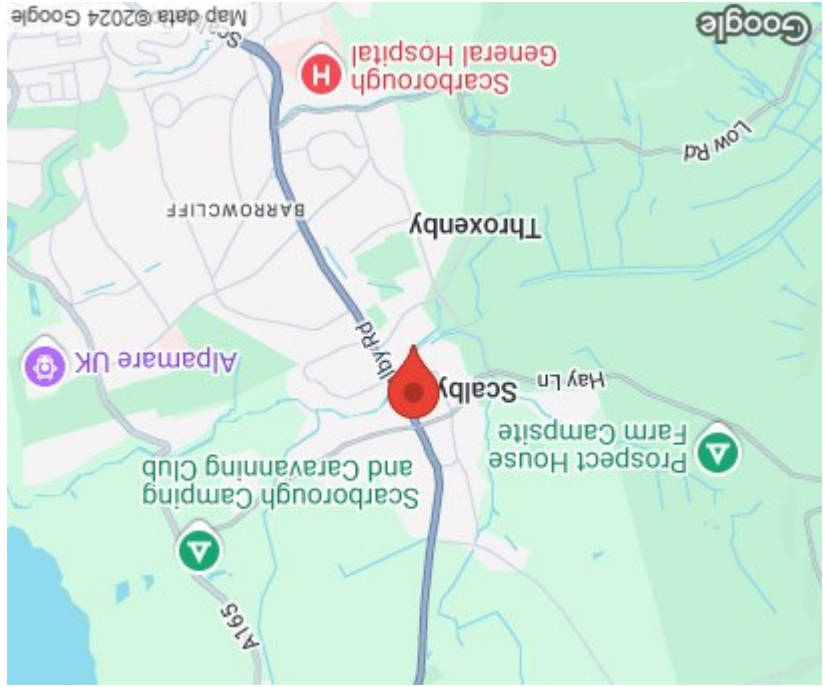


NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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 CO2 emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO2 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	
Not energy efficient - higher running costs	(1-20) G	
Current		61
Potential		83



GROUND FLOOR
 1149 sq.ft. (106.8 sq.m.) approx.

While 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 read 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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TOTAL FLOOR AREA : 1149 sq.ft. (106.8 sq.m.) approx.