



23 Woodland Ravine, Scarborough YO12 6TA
Offers Over £350,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- DETACHED THREE BEDROOM DORMER-BUNGALOW
- SET OVER TWO FLOORS
- TWO RECEPTION ROOMS
- THREE BATHROOMS
- LAWNED GARDENS
- DRIVEWAY & GARAGE WITH WORKSHOP

Occupying an ENVIABLE, CENTRAL LOCATION within proximity to SCARBOROUGH HOSPITAL is this IMPOSING, BEAUTIFULLY PRESENTED, THREE BEDROOM DETACHED DORMER-BUNGALOW which is presented to a HIGH STANDARD THROUGHOUT with OFF-STREET PARKING, GARAGE with WORKSHOP AREA and GENEROUS LANDSCAPED LAWNED GARDENS.

The property comprises on the ground floor; entrance hall, a spacious bay fronted lounge with a log burner, separate dining room with stairs to the first floor, the kitchen with a range of units and an 'eye-level' oven, integrated fridge and freezer, dishwasher, washing machine and hob, two double bedrooms, one with an en-suite shower room that has access to the rear garden and a stunning house bathroom with a jacuzzi bath. To the first floor lies a landing that provides access to a further double bedroom with en-suite shower room. Externally, the property benefits from generous landscaped lawned gardens, off-street parking and garage with workshop area.



From this superb central location, the house makes for an excellent family home and provides excellent access to a wealth of amenities and attractions including Scarborough hospital, a choice of junior and secondary schools and Scarborough Sixth Form College. In close proximity is also a supermarket, Manor Road Park and the old railway line.

To arrange your viewing today please contact CPH Property Services on 01723352235 or visit our website www.cphproperty.co.uk



ACCOMMODATION

GROUND FLOOR

Living Room
15'11" max x 12'10" max

Dining Room
12'11" max x 12'9" max

Kitchen
20'6" max x 7'6" max

Bathroom
8'3" max x 7'11" max

Shower Room
7'2" max x 6'8" max

Bedroom
11'10" max x 11'10" max

Bedroom
11'10" max x 11'10" max

FIRST FLOOR

Bedroom
15'6" max x 4'11"

Ensuite
6'7" max x 4'9" max

External

the front of the property benefits from gardens, areas for planting and a driveway leading to the rear. The rear of the property offers space for ample parking, a garage with workshop area and generous gardens laid mainly to lawn and decked patio.

Details

Council Tax Banding - D

LCAB 03072023



Interested? Get in touch:

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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	
Very energy efficient - lower running costs		74
Current		59
Potential		



Ground Floor

Living Room 1511 x 1210
4.87 x 3.93 m

Dining Room 1271 x 1229
3.96 x 3.91 m

Kitchen 1026 x 2026
2.31 x 6.26 m

Hallway 1511 x 729
3.61 x 2.38 m

Bedroom 1110 x 1110
3.61 x 3.61 m

Bedroom 1110 x 1110
3.61 x 3.61 m

Bedroom 826 x 826
2.54 x 2.54 m

Bathroom 231 x 211
0.74 x 0.69 m

Bathroom 72 x 68
2.20 x 2.05 m

Reduced bedroom 87.45 ft²

8.12 m²

Approximate total area⁽¹⁾ 120.30 m²
1294.85 ft²

Floor 1

Living Room 1511 x 1210
4.87 x 3.93 m

Bedroom 1110 x 1110
3.61 x 3.61 m

Bedroom 826 x 826
2.54 x 2.54 m

Bathroom 231 x 211
0.74 x 0.69 m

Bathroom 72 x 68
2.20 x 2.05 m

Reduced bedroom 87.45 ft²

8.12 m²

Approximate total area⁽¹⁾ 120.30 m²
1294.85 ft²

(1) Excluding balconies and terraces

Reduced bedroom (below 1.5m x 2.0m)

GIA:FFE360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.