



55 Weaponness Valley Road, Scarborough YO11 2JG
Asking Price £200,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Semi Detached Bungalow
- Two bedrooms
- Conservatory
- Rear patio garden
- Off-street parking and Single Garage
- Gas central heating & Double Glazing
- No Onward Chain

Offered to the market with NO ONWARD CHAIN is this SEMI-DETACHED BUNGALOW with TWO BEDROOMS and a CONSERVATORY. The property benefits from a DRIVEWAY, SINGLE GARAGE, a REAR PATIO GARDEN and is WELL LOCATED in the secluded WEAPONNESS area.

The property has been well maintained throughout with gas central heating and uPVC double glazing. The accommodation briefly comprises of: entry into the modern kitchen with integrated oven and hob and leads to the main hall, the lounge with feature fireplace, the house bathroom with white three-piece suite, the first bedroom with views to the conservatory and a further bedroom with bi-fold doors to the conservatory that has access to the rear garden. Externally, the front of the property benefits from an electric charging point and a driveway for ample parking leading to the detached single garage. The rear of the property offers a paved patio garden with a garden pond.



The property is well located in the secluded Weaponness area of Scarborough with the new Sports village, swimming pool and gym nearby as well as a local convenience store, a choice of popular drinking and eating establishments not to mention Scarborough's South Bay and town centre within easy reach. A regular bus service does also operate from nearby the property, providing an easy commute to and from Scarborough Town Centre and surrounding areas.

Offered with NO ONWARD CHAIN viewing cannot be recommended enough in order to fully appreciate the space, setting and position that this bungalow has on offer. If you wish to book a viewing, please contact our friendly and experienced sales team at CPH today on 01723352235 or visit our website www.cphproperty.co.uk.



ACCOMMODATION

GROUND FLOOR

Kitchen
12'5" x 8'10"

Hall

Lounge
15'8" x 10'5"

Bathroom
6'2" x 5'2"

Bedroom 1
12'5" x 10'2"

Bedroom 2
9'2" x 9'2"

Conservatory
18'0" x 8'10"

External

The front of the property benefits from a driveway for ample parking leading to the detached single garage. The rear of the property offers a paved patio garden with a garden pond.

Details

Council Tax Banding - B

LCGV 18082023



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

CPH

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



Made every attempt to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. This offer for sale is subject to contract and no guarantee is given as to their availability or efficacy can be given. Plans with reference C1023



GROUND FLOOR
 725 sq.ft. (67.4 sq.m.) approx.

TOTAL FLOOR AREA: 725 sq.ft. (67.4 sq.m.) approx.

