



4 West Park Road, Scalby, Scarborough, YO13 0PX

Price Guide £545,000

Prestige  
Collection  
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# West Park Road, Scalby,

Price Guide £545,000

This WELL PRESENTED, IMPOSING, THREE BEDROOM SEMI-DETACHED HOME is well located in the sought after village of SCALBY and provides SPACIOUS LIVING ACCOMMODATION with THREE RECEPTION ROOMS, UTILITY ROOM, EN-SUITE'S to TWO BEDROOMS plus a HOUSE BATHROOM and DOWNSTAIRS WC, GARDENS, GARAGE and OFF-STREET PARKING.

'In our opinion' the property is offered to the market in great decorative order and early internal viewing is a must in order to fully appreciate the space, setting and location on offer!

The imposing living accommodation comprises on the ground floor; entrance vestibule, hallway with stairs to the first floor and understairs storage, a bay fronted lounge with a fireplace, a sitting room with a log burner and double doors out to the gardens, a breakfast/dining room with an opening to a generous kitchen. From the kitchen lies a door to a utility room which then provides access to the downstairs WC. To the first floor of the property lies a landing with access to two double bedrooms, one of the bedrooms benefitting from an en-suite shower room and then steps up to the master bedroom with an en-suite shower room and the house bathroom.

External to the property lies attractive lawned gardens with a raised paved sitting area, a brick built summerhouse with double opening doors, a block paved driveway providing off-street parking and access to the garage.

West Park Road lies within the heart of the popular residential district of Scalby, on the North side of Scarborough and is accessed via Station Road. The property is within easy reach of local amenities which includes village shops, church, public houses, tennis courts and bowling greens as well as the nearby Newby shops, doctors surgery, chemists and various banks.

To arrange a viewing, please contact CPH today on 01723 352235 or visit [cphproperty.co.uk](http://cphproperty.co.uk)

- SUBSTANTIAL FAMILY HOME
- THREE BEDROOMS, THREE RECEPTION ROOMS
- DOWNSTAIRS WC, TWO EN-SUITES PLUS A HOUSE BATHROOM
- ATTRACTIVE LAWNED GARDENS
- OFF-STREET PARKING AND GARAGE
- SET WITHIN THE SOUGHT AFTER VILLAGE OF SCALBY



**ACCOMMODATION:**

**GROUND FLOOR**

Entrance Vestibule  
5'2" x 4'7"

Hallway  
24'3" max x 6'2" max

Lounge  
17'8" max into bay x 12'9"

Sitting Room  
16'8" max into bay x 13'5"

Breakfast/Dining Room  
15'8" x 12'1"

Kitchen  
15'8" x 7'10"

Utility Room  
6'10" max x 9'10"

Downstairs WC  
7'2" x 2'3"

**FIRST FLOOR**

Landing  
18'0" x 6'2"

Master Bedroom  
15'5" max x 12'5" max

En-suite to the Master  
9'2" x 4'11"

Bedroom Two  
13'9" x 13'5"

Bedroom Three  
14'9" x 11'1" max

En-suite to Bedroom Three  
10'5" x 6'2"

House Bathroom  
10'5" x 5'10"

**OTHER:**

**External**

To the front of the property lies a low-maintenance garden and a block paved driveway providing off-street parking and access to the garage. To the rear of the property lies a well-maintained garden laid mainly to lawn with a paved seating area (ideal for relaxing) and is enclosed by fenced/hedged boundaries.

**Garage**

18'8" x 15'8"  
A garage that is accessed via an up and over door with light, power and boarded loft storage.

Details Prepared  
TLPF/220923



**A WELL PRESENTED, IMPOSING, THREE BEDROOM SEMI-DETACHED HOME is well located in the sought after village of SCALBY and provides SPACIOUS LIVING ACCOMMODATION.**







GROUND FLOOR  
977 sq.ft. (90.8 sq.m.) approx.

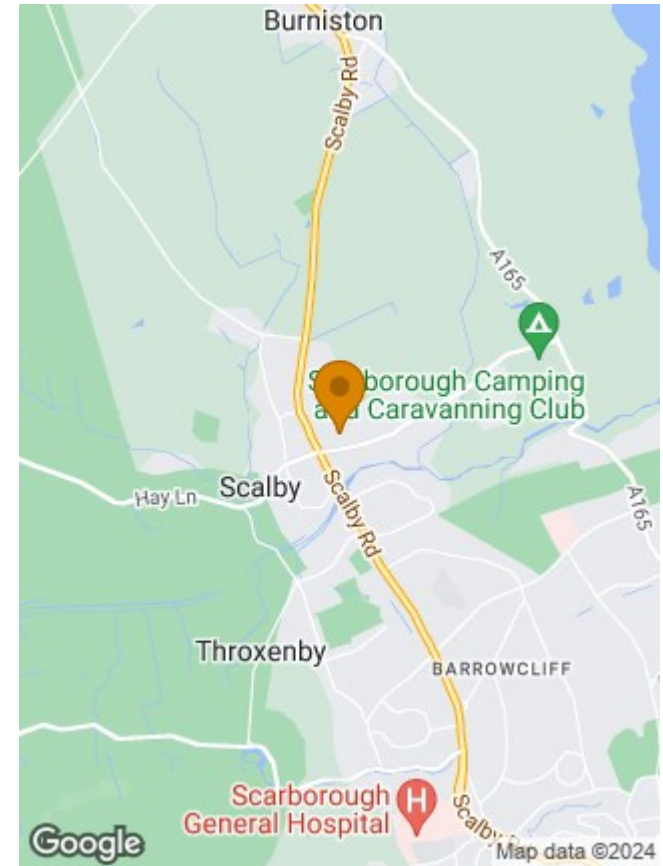


1ST FLOOR  
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA: 1825 sq.ft. (169.5 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.  
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Energy Efficiency Rating		Current	Potential
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			
Not energy efficient - higher running costs			
		56	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		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			
England & Wales		EU Directive 2002/91/EC	



**Interested? Get in touch today:**

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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