



50 Box Hill, Scarborough YO12 5NG
Offers Over £300,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- DETACHED DORMER-BUNGALOW
- THREE BEDROOMS & TWO RECEPTION ROOMS
- SET ON AN ELEVATED POSITION
- DRIVEWAY & GARAGE
- ATTRACTIVE LAWNED GARDENS
- DISTANT SEA & OLIVERS MOUNT VIEWS
- NO ONWARD CHAIN & VACANT POSSESSION

Offered to the market with NO ONWARD CHAIN and VACANT POSSESSION is this DETACHED DORMER-BUNGALOW set on an ELEVATED POSITION with THREE BEDROOMS and TWO RECEPTION ROOMS. The property benefits from ATTRACTIVE LAWNED GARDENS, DRIVEWAY, GARAGE and DISTANT SEA/OLIVERS MOUNT VIEWS. Located in the SOUGHT AFTER SANDYBED/STEPNEY area.

The property has been well maintained throughout with gas central heating and double glazing. The accommodation briefly comprises of: the entrance hallway with stairs to the first floor and cloak cupboard, the ground floor W/C, the living room with door to the rear, a ground floor bedroom, the dining room and a modern kitchen with a wide range of integral appliances and a door to the side of the property. To the first floor lies a landing, two double bedrooms and the family bathroom with three-piece suite. Externally, the front of the property benefits from an attractive lawned garden, a driveway and single garage with power. The rear of the property offers an elevated garden laid mainly to lawn with mature planting and paved patio seating area.



Box Hill is a well sought after area being of individual build approached by the desired Stepney Road and is well placed for a choice of local schools, Scarborough Sixth Form College, Scarborough hospital and is on a regular bus route into Scarborough's Town Centre making this property well suited to purchasers of all ages.

Internal viewing really is a must to fully appreciate the setting, space and finish on offer with this beautiful detached home. Call our friendly team in the office to arrange your viewing on 01723352235 or visit www.cphproperty.co.uk.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Living Room
21'10" x 11'10"

Bedroom 3
9'4" x 9'0"

Dining Room
10'11" x 9'0"

Kitchen
12'4" x 9'11"

W/C
5'10" x 2'11"

FIRST FLOOR

Landing

Bedroom 1
15'1" x 12'11"

Bedroom 2
15'1" x 11'10"

Bathroom
8'4" x 7'1"

External

The front of the property benefits from a lawned garden, driveway and garage. The rear of the property offers an elevated garden laid mainly to lawn, mature planting and a paved patio seating area.

Details

Council Tax Banding - E

LCAB26092023



Interested? Get in touch:

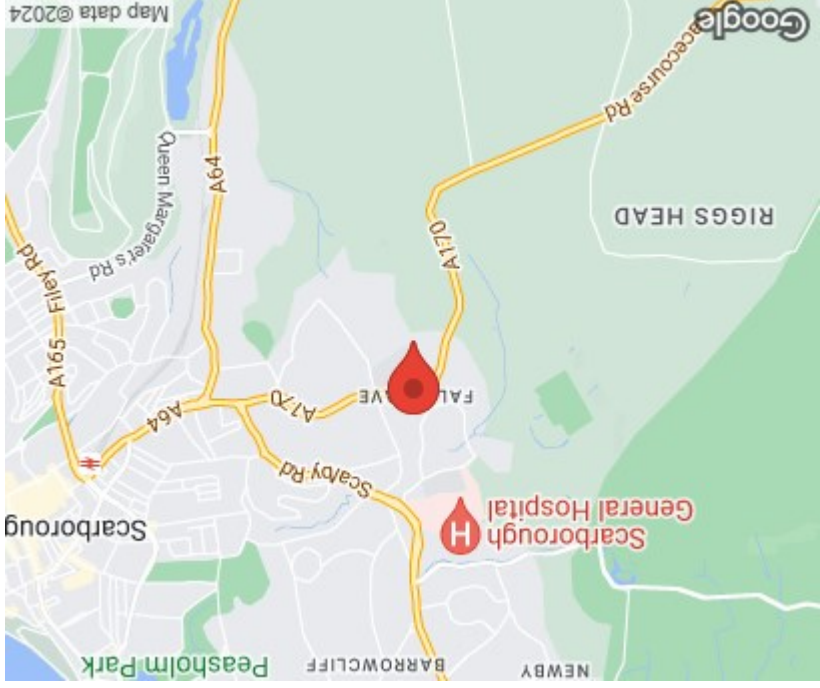
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CPH



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	

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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	62
Potential	83



CPH Property Services
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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

