



1 The Old Nurseries, South Street, Scalby, Scarborough, YO13
Offers In The Region Of £475,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IMPRESSIVE STONE BUILT THREE BEDROOM HOME
- BUILT CIRCA 2010 - IN GREAT ORDER THROUGHOUT
- DOWNSTAIRS WC, EN-SUITE TO MASTER, HOUSE BATHROOM
- MODERN FITTED KITCHEN/DINER
- PRIVATE LAWNED GARDENS AND OFF-STREET PARKING
- WELL LOCATED WITHIN THE VILLAGE OF SCALBY

This IMPOSING, STONE BUILT, THREE BEDROOM DETACHED FAMILY HOME was built CIRCA 2010 and occupies an enviable secluded setting in the heart of SCALBY VILLAGE with PRIVATE LAWNED GARDENS and OFF-STREET PARKING.

This modern, attractive home offers generous, well appointed living space throughout in the form of an entrance hall with a glass balustrade, double doors into a generous lounge with a feature fireplace and a door to a downstairs WC. Also to the ground floor lies a spacious modern kitchen/diner fitted with a range of integrated appliances (electric oven and hob, microwave, dishwasher and full size fridge and freezer) and a utility cupboard. To the first floor of the property lies a landing with access to a loft space via a pull down ladder, a master bedroom with a modern en-suite shower room, two further bedrooms and a modern house bathroom.

Externally, the property benefits from private lawned gardens with hedged boundaries, a rear courtyard and off street parking. There is also a further fenced and gated garden to the rear with patio and feature lighting.

Being located within the popular Scalby village means the property affords excellent access to a wide range of amenities and attractions including local shops, a choice of popular eating and drinking establishments, tennis courts, bowls club, popular schools (Primary and Secondary) and Scarborough Rugby Club & Gym plus the property is on a regular bus route into town. The property is also within walking distance to the North York Moors National Park and is therefore well located for those with dogs or a passion for walking/biking. A little further afar lies both of Scarborough's beaches (North and South Bay), Robin Hood's Bay, Whitby and MUCH more!

This property is offered with NO ONWARD CHAIN. Internal viewing is a must to fully appreciate the space, setting and finish on offer with this beautiful home. To arrange your viewing please call our friendly team in the office on 01723 352235





ACCOMMODATION:

GROUND FLOOR

Entrance Hallway
15'8" x 6'10" max

Living Room
16'8" x 15'8"

Downstairs WC
7'2" x 3'3"

Kitchen/Diner
23'11" max x 11'5" max

Utility Cupboard
4'7" x 3'3"

FIRST FLOOR

Landing

Master Bedroom
16'0" max x 14'5" max

En-suite to the Master
8'6" x 4'11"

Bedroom Two
14'5" x 9'10"

Bedroom Three
11'1" x 7'2"

House Bathroom
9'10" max x 8'10" max

Details Prepared
TLPF/311023 - ESR13297



Interested? Get in touch:

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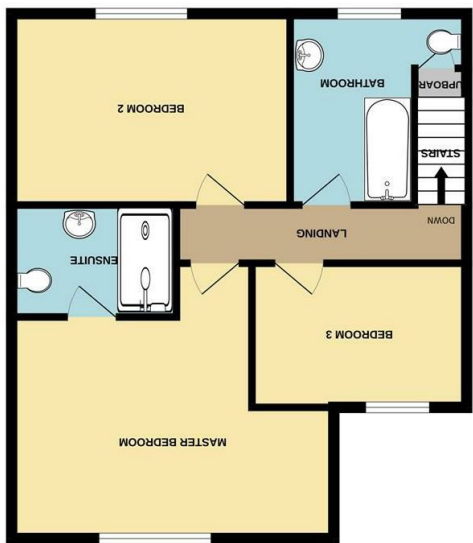
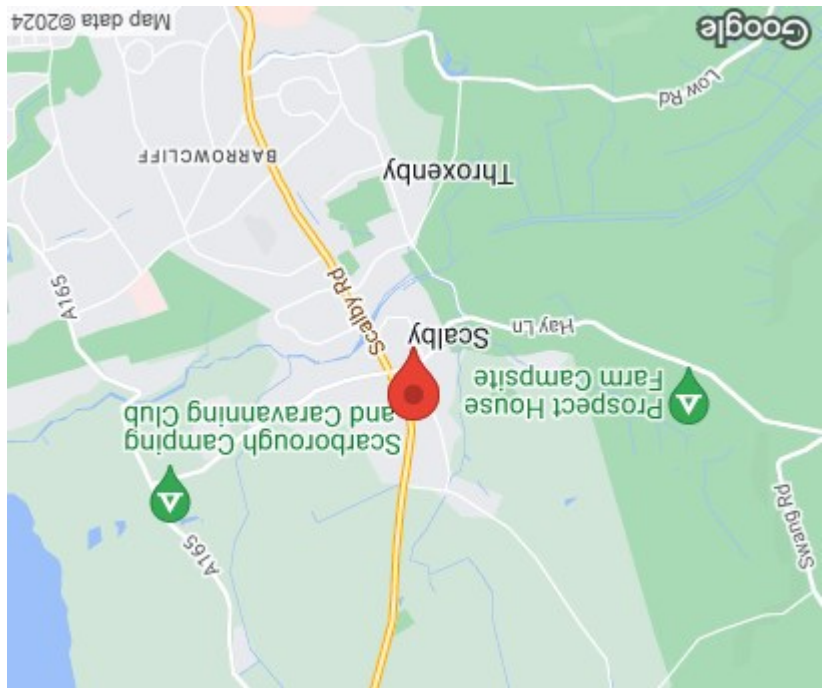
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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
Current	Potential



1ST FLOOR
 598 sq.ft. (55.5 sq.m.) approx.



GROUND FLOOR
 592 sq.ft. (55.0 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 areas are approximate and no responsibility is taken for any error or mis-statement. The 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 efficacy can be given.
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TOTAL FLOOR AREA: 1190 sq.ft. (110.5 sq.m.) approx.