



87 Scalby Road, Scarborough, YO12 5QL

Offers Over £350,000

Prestige  
Collection  
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# Scalby Road, Scarborough

Offers Over £350,000

NEW TO THE MARKET is this SUBSTANTIAL, IMPOSING AND CHARACTERFUL, FIVE BEDROOM SEMI-DETACHED FAMILY HOUSE with FEATURE TURRET STYLE BAY windows to the front elevation. Outside there are landscaped stepped patio gardens to the rear as well as to the upper level, off street parking and garage with vehicular access from Osbourne Park.

Occupying a pleasant central location, this attractive home offers well-presented, and well-proportioned living throughout, including an entrance porch and hallway, generous bay windows to lounge and dining room, plus a further sitting room. The property benefits from a kitchen to the rear fitted with a variety of wall/base units and a door leading to the rear entrance out to the gardens and a downstairs WC. To the first floor is a spacious landing with door and stairs leading to the second floor. From the first floor landing there are also doors to three generous bedrooms as well as a separate w/c and a house bathroom complete with a separate shower cubicle. Outside, to the front aspect of the property benefits from a garden laid mainly to lawn enclosed by walled/hedged boundaries. To the rear of the property lies a tiered garden comprising; lower level patio and seating area and an upper level garden, being laid mainly to lawn. The property does also have the additional benefit of a garage to the rear, which can be accessed via Osbourne Park.

Well located in proximity to a choice of popular schools and colleges as well as Scarborough hospital and being on a regular bus route into town the property could be of interest to a multitude of buyers but most notably with this much space will make an excellent all round family home.

Early internal viewing does come highly recommended and can be arranged via contacting our friendly sales team on 01723 352235.



- SUBSTANTIAL, FIVE BEDROOM SEMI-DETACHED HOME
- THREE RECEPTION ROOMS
- DOWNSTAIRS WC AND EN-SUITE TO THE MASTER
- WELL MAINTAINED GARDENS
- GARAGE LOCATED AT THE REAR
- POPULAR RESIDENTIAL LOCATION



ACCOMMODATION:

GROUND FLOOR

Entrance Porch  
4'7" x 4'7"

Entrance Hallway  
12'1" max x 8'2"  
max

Lounge  
16'4" max into bay x  
14'9" max

Dining Room  
15'5" max into bay x  
14'1" max

Sitting Room/Snug  
14'1" max x 12'1"

Kitchen/Diner  
20'0" max x 10'9"  
max

Rear Entrance  
4'11" x 3'11"

Downstairs WC  
4'11" x 3'7"

FIRST FLOOR

Landing  
22'3" x 7'10"

Master Bedroom  
16'4" max into bay x  
15'1" max

En-suite to the Master  
Bedroom  
7'6" x 4'11"

Bedroom Two  
14'1" x 13'1"

Bedroom Three  
14'1" max x 12'1"

WC  
7'2" x 3'7"

House Bathroom  
7'10" max x 7'6" max

SECOND FLOOR

Landing  
7'10" x 6'6"

Bedroom Four  
13'9" max x 11'5"

Bedroom Five  
15'1" max x 7'10" max

Details Prepared  
TLPF/160124  
ESR13355



SUBSTANTIAL, IMPOSING AND  
CHARACTERFUL, FIVE BEDROOM SEMI-  
DETACHED FAMILY HOUSE









TOTAL FLOOR AREA: 2367 sq.ft. (219.9 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	
	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	
Current: 63	Potential: 81
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
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(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current: 63	Potential: 81
England & Wales	EU Directive 2002/91/EC



Interested? Get in touch today:

t. 01723 352235 e. sales@cphproperty.co.uk  
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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