



Old Peak, Raven Hall Road, Ravenscar, Scarborough YO13
Price Guide £280,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM STONE BUILT SEMI-DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- 'ASTRO TURF' GARDENS TO THE FRONT
- OFF-STREET PARKING AND GARAGE
- FAR REACHING SEA/COASTLINE VIEWS
- SET IN THE COASTAL VILLAGE OF RAVENSCAR
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

CPH are delighted to be presenting to the market this MODERN, THREE BEDROOM SEMI-DETACHED HOME which is set in the charming coastal village of RAVENSCAR with views of the NORTH SEA and COASTLINE. OLD PEAK has a stylish, contemporary interior with a DOWNSTAIRS WC, ASTRO TURF GARDENS, OFF-STREET PARKING and a GENEROUS GARAGE to the rear.

Please note before booking a viewing, this property does have a local occupancy clause from the North York Moors National Park. This means that you must fit their criteria and have an established connection to the area. Please contact the North York Moors National Park in regard to eligibility.

The living accommodation comprises on the ground floor; entrance hallway with stairs to the first floor and understairs storage, lounge, dining room and a modern kitchen fitted with a range of appliances (oven, hob, fridge/freezer, washing machine, dishwasher). To the first floor of the property lies a landing with built-in storage, two bedrooms with fitted wardrobes, a further bedroom and a modern four-piece suite house bathroom. Externally, to the front of the property lies lawned gardens with a raised decking area, enclosed by fenced boundaries. To the rear of the property lies two gravelled off-street parking spaces and a garage.

Commanding far reaching sea and coastal views and within proximity to the National Cycle Route No1, The Cleveland Way, the Raven Hall Hotel, the National Trust Visitor Centre, and the Seal Colony. The popular village of Ravenscar is approximately equidistance to Whitby and Scarborough and overlooks Robin Hoods Bay. Ravenscar is dubbed 'the town that never was' due to a plan in the early 1900's involving turning Ravenscar into a town to rival tourism within Scarborough.

Early internal viewing is a MUST in order to fully appreciate the space, setting and finish on offer from this modern home. To arrange a viewing, please contact CPH today.





ACCOMMODATION:

GROUND FLOOR

Entrance Hallway
13'1" x 7'2" max

Downstairs WC
4'7" x 2'11"

Lounge
13'1" x 12'9"

Dining Room
11'1" x 9'10"

Kitchen
11'1" x 10'2"

FIRST FLOOR

Landing
12'5" max x 7'10" max

Bedroom One
12'9" max into wardrobes x 10'9"

Bedroom Two
11'9" max into wardrobes x 10'9"

Bedroom Three
10'2" x 8'10"

Bathroom
9'10" max x 7'10" max

OTHER:

Detached Garage
18'0" x 10'9"

A detached garage with light, power, an up and over door, a service door and a window to the side aspect.

EPC
Band D (63, 101)

Details Prepared
TLPF/301023



Interested? Get in touch:

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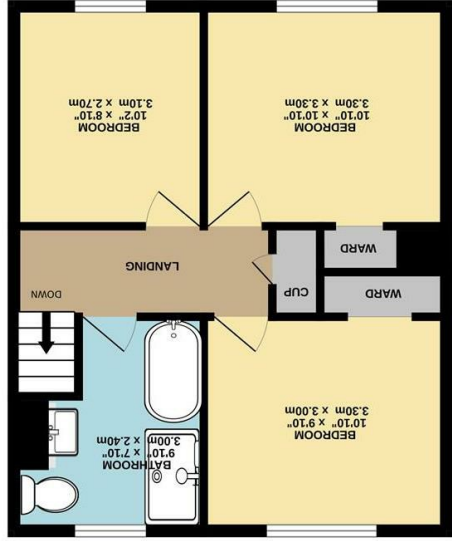
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any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

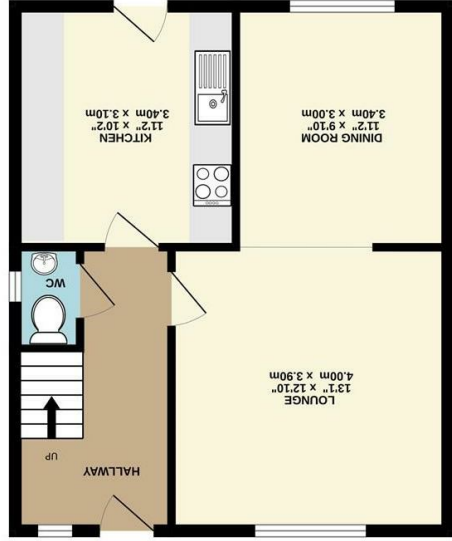


England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	Potential

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
 479 sq.ft. (44.5 sq.m.) approx.



GROUND FLOOR
 488 sq.ft. (45.3 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 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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TOTAL FLOOR AREA: 967 sq.ft. (89.9 sq.m.) approx.