



3 Ryndle Walk, Scarborough, YO12 6JT

Offers Over £500,000

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# Ryndle Walk, Scarborough

Offers Over £500,000

CPH are delighted to bring to the market a SUPERIOR FIVE/SIX BEDROOM DETACHED HOME which is well positioned in Scarborough's sought after NORTH SIDE. The property is offered to the market (in our opinion) in EXCELLENT DECORATIVE ORDER and provides IMPOSING and VERSATILE LIVING ARRANGEMENTS over THREE FLOORS with TWO/THREE RECEPTION ROOMS, DOWNSTAIRS WC, TWO DRESSING ROOMS, EN-SUITE to the MASTER, BALCONY with fantastic views over PEASHOLM PARK, OFF-STREET PARKING, GARAGE and LAWNED GARDENS.

On the ground floor you are greeted with a welcoming entrance porch with double doors into an entrance hallway. From the hallway lies stairs up to the first floor and doors to a bay fronted lounge, downstairs WC, generous kitchen/diner with a built-in pantry, sitting room with an opening to a light and airy dining room. To the first floor lies a master bedroom with an en-suite shower room, two double bedrooms, a house bathroom complete with a four-piece suite (roll top bath and separate shower cubicle) and a dressing room which could be utilised as an additional bedroom, if required. To the second floor there are two further bedrooms, a dressing room and access to a balcony with views over Peasholm Park. Externally, to the front of the property there is a driveway providing off-street parking and leads down the side of the house to the detached garage which has the benefit of overhead storage, light and power. The property has well-maintained lawned gardens with a paved seating area, enclosed by hedged/fenced boundaries.

Set on Scarborough's much sought after North side, the property affords excellent access to a wide range of amenities and attractions comprising (but not limited to); eateries, supermarkets, Post Office, local shops, Peasholm Park and the popular Open Air Theatre.

Early internal viewing is truly a MUST in order to fully appreciate the space, setting, finish and location on offer from this SUBSTANTIAL FAMILY HOME.

- SUBSTANTIAL DETACHED FAMILY HOME
- FIVE/SIX BEDROOMS WITH AN EN-SUITE TO THE MASTER
- IMPOSING LIVING ARRANGEMENTS SET OVER THREE FLOORS
- TWO/THREE RECEPTION ROOMS
- BALCONY OVERLOOKING PEASHOLM PARK
- WELL-MAINTAINED GARDENS
- DRIVEWAY AND GARAGE
- SOUGHT AFTER NORTH SIDE LOCATION



ACCOMMODATION:

GROUND FLOOR

Entrance Porch

7'10" max x 7'6" max

Entrance Hallway

20'11" x 6'10"

Living Room

20'4" x 14'1" max into bay

Sitting Room

15'5" x 12'1"

Dining Room

20'8" x 9'6"

Kitchen

19'4" max x 13'5" max

WC

5'10" max x 5'6" max

Pantry

5'10" x 5'10"

FIRST FLOOR

Landing

24'3" max x 15'1" max

Master Bedroom

19'4" max x 13'1" max

En-suite to the Master

Bedroom

8'10" x 6'6"

Bedroom Two

12'1" x 12'1"

Bedroom Three

11'9" x 11'9"

Bedroom Four/Dressing Room

11'9" x 8'2"

House Bathroom

8'6" max x 6'6"

SECOND FLOOR

Landing

20'11" max x 5'6" max

Bedroom Five

17'0" max x 9'10" max

Dressing Room

9'6" max x 9'2" max

Bedroom Six

14'9" max x 9'2"

Balcony

8'2" max x 7'10" max

Details Prepared

TLPF/280224



SUPERIOR FIVE/SIX BEDROOM DETACHED HOME which is well positioned in Scarborough's sought after NORTH SIDE









**TOTAL FLOOR AREA: 2674 sq ft. (248.4 sq m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the footprint 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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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



**Interested? Get in touch today:**  
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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