



66 Box Hill, Scarborough YO12 5NG  
Offers Over £365,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- RECENTLY FULLY RENOVATED
- OPEN ASPECT VIEWS FRONT & REAR
- OFF-STREET PARKING & GARAGE
- MODERN LANDSCAPED GARDENS & COURTYARD
- RECENTLY RE-ROOFED & NEW COMBI-BOILER
- TWO BEDROOM DETACHED BUNGALOW

CPH are pleased to offer to the market this IMMACULATELY PRESENTED DETACHED BUNGALOW situated in the HIGHLY SOUGHT AFTER BOX HILL/STEPNEY AREA offering GENEROUS LIVING ACCOMMODATION, TWO DOUBLE BEDROOMS, a GENEROUS LOUNGE, an OPEN PLAN KITCHEN/DINER, FRONT & REAR GARDENS WITH OPEN ASPECT VIEWS, GARAGE AND OFF-STREET PARKING.

The accommodation comprises in brief: entrance vestibule & entrance hall with two built in storage cupboards, a light and airy bay fronted lounge with double patio doors leading to an enclosed side courtyard and open aspect far reaching sea views, the master bedroom with double built in wardrobes, feature window and patio doors leading to the rear garden, a double bedroom with built in full length wardrobes, the family bathroom with modern three-piece suite, a further separate w/c, open plan modern kitchen/diner with a range of wall and base units, built in appliances and a side porch providing access from the driveway and to the rear.

To the outside of the property you are presented with a block-paved drive with parking for up to two vehicles which leads to a garage with power and light. To the front you will find a recently landscaped garden with new paving which extends around the full property, an enclosed paved courtyard to the left hand side and a recently landscaped garden to the rear with idyllic views over farmed fields currently occupied by lambs and sheep.

Box Hill is a well sought after area 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](http://www.cphproperty.co.uk).







## ACCOMMODATION

### GROUND FLOOR

Entrance Vestibule

Entrance Hall

Living Room  
18'4" x 13'1" max

Kitchen/Diner  
16'4" x 12'5" max

Side Porch  
10'5" x 3'7" max

Bedroom 1  
17'0" x 9'10" max

Bedroom 2  
11'1" x 10'9" max

Bathroom  
9'2" x 5'6" max

WC  
3'7" x 4'11" max

### Externally

To the front of the property lies a modern recently renovated garden with contemporary landscaping. To the right hand side of the property lies a block paved driveway for up to two vehicle leading to a single garage. To the left hand side of the property lies an enclosed paved courtyard with direct access into the living room, front and rear gardens. To the rear of the property lies a contemporary landscaped garden with paved seating area but mainly laid to lawn with idyllic views across farmed fields currently occupied by lambs.

Details Prepared  
AB260424



Interested? Get in touch:

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**CPH**



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



When every attempt has been made to ensure the accuracy of the figures contained, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should not be used as a guarantee as to their operability or efficiency can be given. Made with AutoCAD

TOTAL FLOOR AREA: 1173 sq.ft. (109.0 sq.m.) approx.



GROUND FLOOR  
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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
Not energy efficient - higher running costs	
Current	66
Potential	80

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