



2 Walmsley Gardens, Scarborough, YO12 5DE
Guide Price £350,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- TWO BEDROOM DETACHED BUNGALOW
- DESIRABLE STEPNEY LOCATION
- GENEROUS LIVING ARRANGEMENTS
- TWO RECEPTION ROOMS AND UTILITY ROOM
- TWO DRIVEWAYS AND GARAGE
- WELL-MAINTAINED LAWNED GARDENS

This imposing TWO BEDROOM DETACHED BUNGALOW enjoys a nice plot within Scarborough's ever popular STEPNEY area with TWO RECEPTION ROOMS, SEPARATE WC, UTILITY ROOM, WELL-MAINTAINED GARDENS, a TWO DRIVEWAYS and a GARAGE.

The well appointed accommodation itself briefly comprises of a porch, entrance hallway with double doors into a spacious sitting room, a separate dining room, kitchen fitted with a range of units and a door to a utility room, two double bedrooms (both with fitted wardrobes), a bathroom and a separate 2nd WC. The property is located on a lovely plot with lawned gardens to both the front and rear, two driveways (one to either side) which provides off-street parking for multiple vehicles and access to a garage which has an electric up and over door. The property does also have gas central heating via a newly installed combi boiler.



Being located within the Stepney area means the property affords excellent access to the nearby Falsgrave shopping parade and supermarket as well as being well placed for a choice of schools and colleges and Scarborough hospital. The property is also near a regular bus route into town.

Early internal viewing is highly recommended and can be arranged via our friendly team in the office on 01723 352235 or by visiting our website www.cphproperty.co.uk



ACCOMMODATION:

GROUND FLOOR

Porch

Entrance Hallway

Sitting Room

17'8" x 12'5"

Dining Room

14'1" x 9'6"

Kitchen

14'1" x 7'6"

Utility Room

12'1" max x 9'10" max

Master Bedroom

14'9" x 14'1"

Bedroom Two

12'9" x 11'5"

Bathroom

OTHER:

Garage

Accessed via an electric up and over door.

Council Tax

We have been advised by the government website that this property is a council tax band 'E'.

Details Prepared

TLGV/070223

Interested? Get in touch:

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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



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 operation or efficiency can be given.
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