



2 Raincliffe Grove, Scarborough YO12 5BX  
Price Guide £400,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



Located on an ELEVATED plot in a secluded CUL-DE-SAC within the popular STEPNEY area of Scarborough CPH are delighted to be offering for sale this IMMACULATE, EXTENDED THREE BEDROOM detached bungalow with an EN-SUITE and DRESSING ROOM to the MASTER, a high spec MODERN kitchen with double partition doors to lounge (ideal for entertaining), and outside are well presented gardens to the front and rear alongside a GARAGE/HOBBIES ROOM.

The accommodation itself briefly comprises; entrance porch, entrance hall with built-in storage, a generous lounge/diner with double doors to the rear garden and to the modern kitchen, lobby, study room, utility, hobbies room/garage, master bedroom with an attached dressing room and three-piece en-suite bathroom, two further double bedrooms and a modern three-piece suite bathroom. Externally the property benefits from well-presented lawned gardens, together with a paved patio area and a gravelled feature area.

Being located within the highly popular Stepney area, the property is within proximity to Falsgrave where a wealth of amenities are at hand, including supermarkets, a choice of popular eating and drinking establishments, Falsgrave Surgery and a pharmacy. The property is also situated nearby to a range of highly sought after schools and colleges. 'In our opinion' the property is offered to the market in excellent order throughout having been well maintained and updated to a high specification throughout by the current vendors.



Internal viewing is highly recommended to fully appreciate the space, setting and surroundings on offer from this spacious, modern detached bungalow. To arrange a viewing, please contact our friendly team at CPH on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).

#### ACCOMMODATION:

Entrance Porch

Hall

Lounge/Diner



Kitchen  
11'10" x 10'2"

Lobby  
8'2" x 3'11"

Study  
11'10" max x 7'10"

Utility  
7'10" x 4'11"

Master Bedroom  
15'1" x 10'6"

Dressing Area to Master  
7'10" x 5'7"

En-suite to Master  
6'11" x 5'7"

Bedroom Two  
12'0" x 10'0"

Bedroom Three  
12'0" x 10'0"

Bathroom  
7'7" max x 6'11"

OTHER:

Gardens

The property does benefit from well-presented lawned gardens, together with a paved patio area and a gravelled feature area.

Garage/Hobbies Room  
9'10" x 7'10"

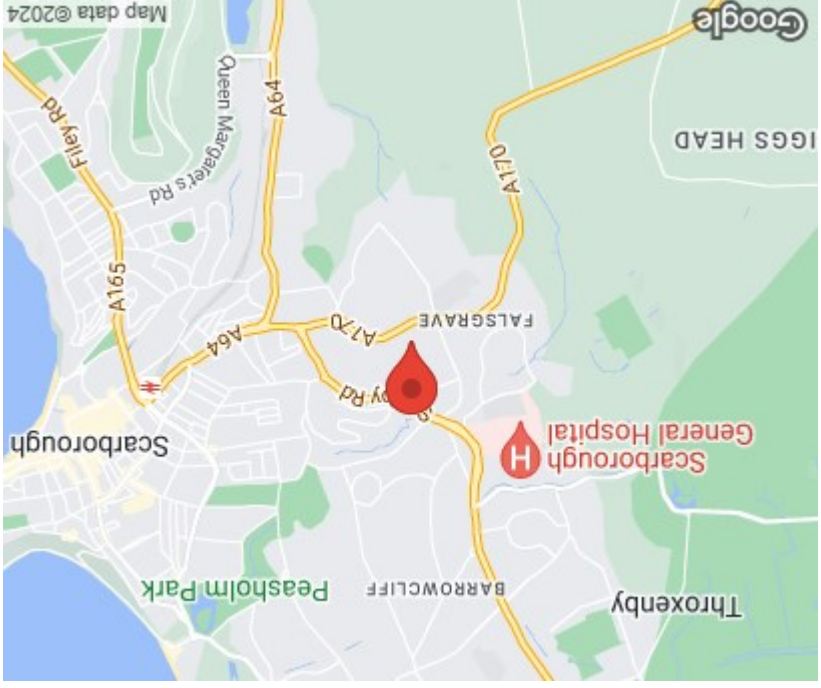
Details Prepared/Ref  
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Interested? Get in touch:

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CPH



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	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
Not energy efficient - higher running costs	
Current	Potential
82	69



TOTAL FLOOR AREA: 1407 sq. ft. (130.7 sq.m.) approx.  
 While 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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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