



16 Stepney Close, Scarborough, YO12 5DN

Offers In Excess Of £475,000

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Stepney Close, Scarborough

Offers In Excess Of £475,000

This ATTRACTIVE, THREE/FOUR BEDROOM TUDOR STYLE DETACHED FAMILY HOME, occupies an enviable, secluded cul-de-sac location within the ever popular Stepney area of Scarborough. The property sits on a generous plot with feature South/West facing lawned and planted gardens to the front and side as well as ample off street parking to the front which leads to a GENEROUS WORKSHOP/HOME OFFICE.

The characterful well proportioned accommodation briefly comprises of an entrance porch, entrance hall with stairs to the first floor landing, a feature 17' lounge with triple aspect windows and patio doors leading out to the rear garden. To the ground floor is also a second reception rooms which is currently utilised as a downstairs bedroom, modern newly fitted kitchen/diner with built in pantry/utility cupboard which is open plan to a sun room to the rear of the property. To the first floor are three bedrooms, one being two bedrooms converted into one to provide sizeable living arrangements and a house bathroom complete with a modern four piece suite ideal for families. From the landing a pull down ladder provides access to a further loft/hobbies room. Outside are well presented mature lawned and planted gardens with patio area, raised decking (ideal for entertaining) and a lower decking area complete with an outdoor bar and pool table, garden shed and mature fruit trees. To the front is a block paved drive which provides generous off street parking for several vehicles and/or a motorhome. The driveway leads to a detached workshop/hobbies room/home office. 'In our opinion' the property is offered to the market in great order throughout and offers a pleasant mix of new and old having retained much of it's character and charm.

- Characterful Three/Four Bedroom Detached Family Home
- Generous Plot with Mature Lawned & Planted South and West Facing Gardens
- Popular Stepney Location with Superb Open Aspect Views to the Rear
- Generous Block Paved Frontage leading to a Detached Workshop
- Benefiting from Solar Panels - full details upon request

Being located in the popular Stepney area of Scarborough the house affords excellent access to a good selection of popular schools and colleges as well as Scarborough sixth form and Scarborough hospital.



ACCOMMODATION

GROUND FLOOR

Entrance Porch

With entrance doors, windows to the front and side and door to:

Entrance Hall

With entrance door, stairs to the first floor landing with built in understairs cupboard and doors to:

Lounge

17'1" max x 14'1"

With triple aspect double glazed windows to the front, side and rear, living flame effect gas fire and double glazed double patio doors leading out to the rear garden.

Bedroom Four/ Sitting Room

13'5" max x 11'2"

With duos aspect double glazed windows to the front and side.

Kitchen/Diner

17'9" max x 10'2" max

A newly fitted sleek kitchen fitted with a range of wall/base units with work surfaces over, one and a half bowl sink, built in double oven and five ring AEG induction hob, integrated dishwasher, double glazed windows to the rear and side and door to a generous built in pantry/utility cupboard with plumbing for washing machine and wall mounted combination boiler. From the kitchen is also a back door leading out to:

Dining Room/ Sun Room

9'6" x 7'10"

With double glazed windows to the rear and side and open aspect views.

FIRST FLOOR

Landing

With double glazed window to the front and access to a boarded loft space and further loft room with double glazed window via a pull down ladder. Doors to:

Bedroom One

14'1" x 12'2"

With two double glazed windows to the front.

Bedroom Two

17'0" x 14'1"

With dual aspect double glazed windows to the front and side plus built in wardrobes.

Bedroom Three

10'5" x 7'6"

Double glazed window to the rear with open aspect views and built in wardrobes and drawers.

Bathroom

9'10" max x 6'10" max

Fitted with a bath with centre taps, separate shower cubicle, low flush w/c and pedestal wash hand basin and two double glazed windows to the rear.

SECOND FLOOR

Boarded Loft/Hobbies Room

10'6" x 7'3" max

With double glazed window to the front.

Outside

The property is set on a generous plot with tiered lawned and planted gardens to the side and rear which benefit from a south/west facing aspect. There is also a paved patio area, and garden shed as well as some mature fruit trees including apple, pear and plum trees. Furthermore, the property does have the additional benefit of decking including a lower decking area complete with a garden bar and pool table. To the front of the property is a generous block paved frontage which leads down the side of the property to the garage at the rear as well as providing ample additional off street parking.

Workshop/Home Office/Hobbies Room

28'2" x 8'2"

With double doors to the front and two windows to the side aspect.

Details Prepared

PFTL/170524



An ATTRACTIVE, THREE BEDROOM TUDOR STYLE DETACHED FAMILY HOME, occupies an enviable, secluded cul-de-sac location within the ever popular Stepney area of Scarborough





STAGE
SADLERS WELLS
COVENT GARDEN
PALLADIUM
VICTORIA PALACE
SHOWERS
STAGE DOOR
ROOM 'A'
PRINCE OF WALES



GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 1742 sq.ft. (161.8 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, 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		Current	Potential
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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Interested? Get in touch today:

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