



530 Scalby Road, Scalby, Scarborough YO13 0NN  
Guide Price £360,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- INDIVIDUAL DETACHED BUNGALOW
- THREE BEDROOMS, SUN ROOM & SUBSTANTIAL LOUNGE/DINER
- GENEROUS PLOT WITH WEST FACING REAR GARDEN
- GARAGE AND DRIVEWAY
- POPULAR SCALBY VILLAGE LOCATION
- SOME UPDATING REQUIRED SOLD WITH NO ONWARD CHAIN

Nestled in the charming Scalby village, this delightful three-bedroom detached bungalow on Scalby Road offers any prospective buyer excellent potential. The property boasts a spacious through lounge/diner with adjoining door to the kitchen. The property also benefits from a sunroom at the rear, offering picturesque views of the private west-facing garden all perfect for entertaining guests or enjoying cozy nights in

The well-presented gardens surrounding the property provide a serene escape from the hustle and bustle of everyday life. With generous plots to the front, side, and rear, there is ample space for gardening enthusiasts or enjoying the afternoon and early evening sun within the rear garden.

Convenience is key with this property, as it offers easy access to a wide range of amenities and attractions including local shops and the nearby rugby club, gym and cafe. Additionally, a regular bus route into town ensures that you are well-connected to the vibrant heart of Scarborough.

Although the property requires some modernisation, the property offers excellent potential with a spacious, well laid out design as well as benefitting from a substantial plot and private West facing rear gardens. Properties of this nature within this location seldom stay on the market for long. Offered with NO ONWARD CHAIN internal viewing highly recommended.

To arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





## ACCOMMODATION

Entrance Hall  
12'1" x 6'2"

Lounge/Diner  
28'2" x 12'1"  
With feature vaulted ceiling and triple aspect windows to the front, side and rear. Door to;

Kitchen  
12'9" x 8'10"  
With double glazed window overlooking the rear garden and door to:

Conservatory/Sun Room  
18'0" max x 6'6"  
With double glazed door leading out into the rear garden and door to:

Separate W/c  
6'6" x 3'11" max

Inner Hall  
8'2" x 6'2"  
With built in storage cupboards.

Bedroom One  
13'1" x 11'9"  
With dual aspect double glazed windows and built in wardrobes.

Bedroom Two  
11'9" x 9'2"  
With window to the rear.

Bedroom Three  
9'10" x 7'10"  
With double glazed window to the front and built in wardrobes.

Bathroom  
7'10" x 5'10"  
Fitted with a three piece suite.

Outside  
The property is set on a generous plot with well presented lawned and planted gardens to the front, side and rear. The property also benefits from a generous driveway leading to the garage providing ample off street parking.

Details Prepared/Ref:  
PF/080524



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



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and responsibility is taken for any error or omission or mis-statement. This plan is for reference 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. Made with floorplan.co.uk

GROUND FLOOR  
 1073 sq.ft. (99.7 sq.m.) approx.

