



171 Stepney Road, Scarborough, YO12 5NJ

Offers In The Region Of £625,000

Prestige
Collection
cphproperty.co.uk



Stepney Road, Scarborough

Offers In The Region Of
£625,000

Nestled in the sought-after Stepney Road of Scarborough, this charming stone-built semi-detached residence is one not to miss! The property boasts generous living proportions, approximately 3000 sqft, with five generously sized bedrooms, large kitchen/diner, two reception rooms, three bathrooms, sizeable gardens, double garage and off-street parking.

We feel that this property (in our opinion) is offered to the market in immaculate decorative order throughout, with high quality fixtures and fittings. As you step inside, you are greeted by a welcoming porch leading to a spacious reception/dining hall, snug/lounge with a log burner, and a study room - perfect for those who work from home. The ground floor also features an inner hall, utility room, a spacious breakfast kitchen/diner with a centre island and gas 'AGA', a convenient boot room with storage, and a downstairs WC. An added bonus to this property is a fully tanked cellar which makes the perfect hobbies room/cinema room. Venture upstairs to discover a well-appointed master bedroom with built-in wardrobes and an en-suite shower room, two additional double bedrooms, a shower room and a separate WC. The second floor offers a spacious landing, two further double bedrooms, and a house bathroom, providing ample space for a growing family or visiting guests. Outside, the property truly shines with its fantastic mature garden, complete with a lawn, a vegetable plot for green-fingered enthusiasts and a raised paved seating area with steps down to a lower paved area ideal for al fresco dining or entertaining guests. The property does have the additional benefit of off-street parking and a double garage.

- IMPOSING, STONE-BUILT SEMI-DETACHED RESIDENCE
- FIVE BEDROOMS, TWO RECEPTION ROOMS, THREE BATHROOMS
- GENEROUS LANDSCAPED GARDENS
- OFF-STREET PARKING AND DOUBLE GARAGE
- SOUGHT AFTER STEPNEY LOCATION

Don't miss the opportunity to make this delightful cottage your new home. With its prime location and abundance of living space, early internal viewing does come highly recommended. To arrange a viewing please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk



ACCOMMODATION:

BASEMENT LEVEL

Cellar/Hobbies Room
16'8" x 13'9"

GROUND FLOOR

Porch
5'2" x 4'7"

Reception Hall/Dining Room
19'0" max into cupboards x 16'8"

Snug/Lounge
16'8" x 14'5" max

Study
16'8" x 14'1" max

Utility Room
8'10" x 7'10" max

Inner Hall
10'5" x 6'6"

Breakfast Kitchen/Dining Room
25'7" x 19'4" max into bay

Boot Room
10'9" x 9'6"

WC
6'6" x 4'7"

FIRST FLOOR

Landing
25'7" max x 5'2" max

Master Bedroom
16'8" max into bay x 14'1" max

En-suite to the Master Bedroom
5'2" x 5'2"

Bedroom Two
17'0" max x 14'5" max

Bedroom Three
12'1" x 10'2"

Shower Room
10'2" x 4'11"

WC
8'6" x 2'11"

SECOND FLOOR

Landing/ Office
14'9" max x 10'2"

Bedroom Four
15'8" x 14'5" max

Bathroom
12'1" x 7'2"

Bedroom Five
14'5" x 14'5" max

Details Prepared
TLPF/230524



A CHARMING, FIVE BEDROOM RESIDENCE which provides LUXURIOUS LIVING ARRANGEMENTS set in Scarborough's sought after STEPNEY area.



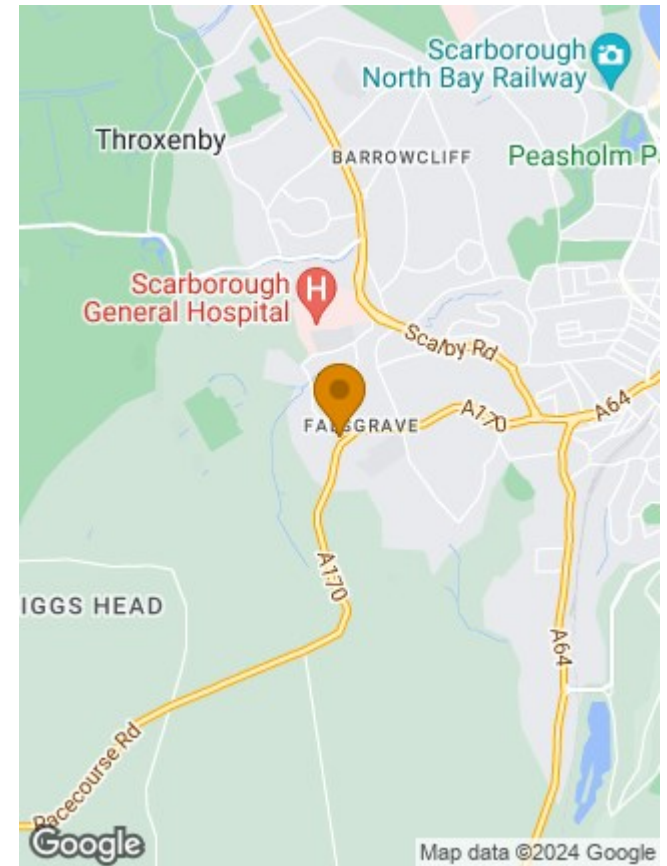






TOTAL FLOOR AREA : 2992 sq.ft. (278.0 sq.m.) approx.

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.
Made with Metropix ©2024



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			
		42	
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			
		77	
England & Wales		EU Directive 2002/91/EC	



Interested? Get in touch today:

t. 01723 352235 e. sales@cphproperty.co.uk
19 St.Thomas Street, Scarborough YO11 1DY
www.cphproperty.co.uk

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