



18 East Park Road, Scalby, Scarborough, YO13 0PZ

Price Guide £749,000

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Collection
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East Park Road, Scalby,

Price Guide £749,000

CPH are delighted to be presenting to the market this well presented and distinctive Grand Edwardian Style residence within the highly regarded village of Scalby.

This distinctive and imposing Edwardian residence provides sizeable living arrangements over approximately 3000 square feet. This property was once owned by Frank Laughton, brother of actor Charles Laughton. It is said that Charles would retreat here to the gardens to escape the pressures of Hollywood because of the tranquil location.

The well proportioned accommodation comprises in brief on the ground floor; entrance porch to main hallway, high specification fitted kitchen with high gloss units, centre island with light granite worktops throughout. Adjoining breakfast area, utility room and downstairs wc. Also to the ground floor lies a bay fronted snug/sitting room with a log burner, separate sitting room with dining area also with a log burner. A side entrance porch compliments the inner hallway. On the first floor you are greeted with three double bedrooms which benefit from en-suites and a further double bedroom. A luxury, spacious family bathroom has a stylish freestanding bath with walk in rain fall shower, limestone floor and wall tiles with integrated television. Outside the property has electronic gated access leading to a block-paved driveway with newly built double garage with pitched roof for extra storage.

Located within the popular village of Scalby, the property affords good access to a wealth of amenities including a Doctor's surgery, supermarket, chemist, library and choice of popular eating and drinking establishments as well as a regular bus route into Scarborough and excellent dog walking along the nearby cinder track and Cleveland way coastal walks.

Internal viewing highly recommended to fully appreciate the space, finish and setting on offer with this immaculate family home.

- IMPOSING, EDWARDIAN DETACHED RESIDENCE
- APPROX 3000 SQUARE FEET OF LIVING ACCOMMODATION
- IMMACULATE DECORATIVE ORDER THROUGHOUT
- AMPLE PARKING, DOUBLE GARAGE AND GARDENS
- SET WITHIN THE HIGHLY REGARDED VILLAGE OF SCALBY



ACCOMMODATION:

GROUND FLOOR

Entrance Porch

Entrance Hallway
10'2" x 6'6" max

Downstairs WC
4'11" x 3'3"

Utility Room
6'10" x 6'10"

Lounge
25'3" max into bay x
14'1" max

Inner Hall
8'6" max x 8'2" max

Entrance Porch
8'10" x 5'10"

Covered Porch

Breakfast
Kitchen/Diner
27'6" max x 16'4" max

Plant Drying Room
6'6" x 4'7"

Sitting Room
28'10" max into bay x
17'4" max

FIRST FLOOR

Landing
21'7" max x 8'2" max

Master Bedroom
20'4" max into bay x
17'0" max

En-suite to the Master
10'2" x 4'11"

Bedroom Two
20'11" max into bay x
14'5" max

En-suite to Bedroom
Two
9'2" x 3'11"

Bedroom Three
13'9" max x 12'9" max

En-suite to Bedroom
Three
7'10" x 3'3"

Bedroom Four
15'1" x 9'2"

House Bathroom
16'4" max x 10'2" max

Details Prepared
TLPF/230524

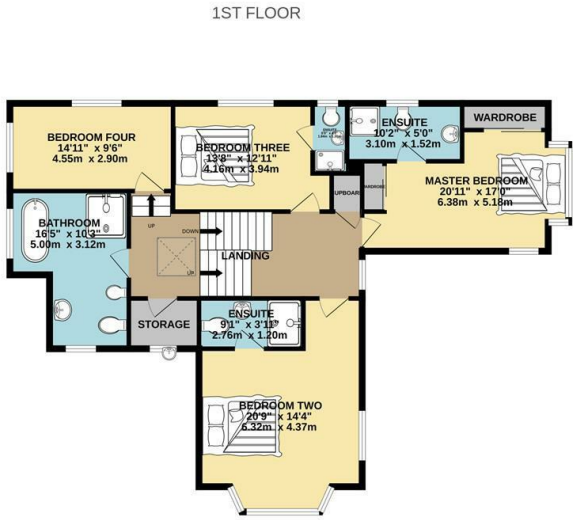


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TOTAL FLOOR AREA: 3037sq.ft. (282.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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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