



Green Lane Croft, 560 Scalby Road, Scalby, Scarborough, YO13 0NU

Offers Over £575,000

Prestige
Collection
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560 Scalby Road, Scalby,

Offers Over £575,000

This BEAUTIFULLY PRESENTED, DECEPTIVELY SPACIOUS PROPERTY that is bursting with CHARACTER must be viewed to fully appreciate the SPACE and SETTING on offer. Tucked away down a privately owned DRIVEWAY, the property provides GENEROUS LIVING ARRANGEMENTS with FIVE GOOD SIZED BEDROOMS, THREE RECEPTION ROOMS, a DOWNSTAIRS W/C and an ENSUITE to the MASTER.

Green Lane Croft briefly comprises on the ground floor; entrance hallway with built-in storage and an understairs W/C, a spacious lounge with traditional log burner with brick surround creating a beautiful, homely atmosphere, a snug room with exposed beams, a light and airy garden room with double doors to the gardens, a dining room and a stunning open plan kitchen fitted with a range of units and log burner making this the ideal space for entertaining and social events. To the first floor of the property lies a landing with built-in storage, a master bedroom with an en-suite 'walk-in' shower room which is also a steam room, four double bedrooms and a modern house bathroom. The property is set aback from the road via a private block paved driveway which provides ample off-street parking and access to the double garage via an electric (remote controlled) door. To the rear of the property lies a picturesque garden complete with lawn, hedged boundaries, a block paved seating area and a generous garden shed for storage.

Located within the highly desirable Scalby Village, this property provides a wealth of amenities at hand including local stores, 'Daisy Tea Rooms', Rugby Club, a church and a community hall. Furthermore, the property is situated within close proximity to a local bus route providing easy commuting to and from Scarborough Town Centre.

VIEWING IS HIGHLY RECOMMENDED in order to fully appreciate the substantial space, finish and setting on offer from this substantial family home and gardens. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk.

- IMPOSING FIVE BEDROOM DETACHED RESIDENCE
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- THREE RECEPTION ROOMS PLUS SPACIOUS KITCHEN/DINER
- AMPLE OFF-STREET PARKING VIA PRIVATE DRIVEWAY
- DOUBLE GARAGE
- DECEPTIVELY SPACIOUS
- PICTURESQUE LAWNED GARDENS
- HIGHLY REGARDED SCALBY VILLAGE LOCATION



ACCOMMODATION:

GROUND FLOOR

Entrance Hallway
14'9" x 12'5" max

Downstairs WC
5'6" x 2'7"

Lounge
22'7" x 14'9" max

Snug Room
14'1" x 12'5" max

Garden Room
15'5" x 12'5"

Dining Room
14'9" x 11'5" max

Kitchen
14'9" x 10'2"

FIRST FLOOR

Landing
26'10" x 3'7"

Master Bedroom
14'9" x 12'5"

En-suite to the Master
10'5" max x 10'2" max

Bedroom Two
14'9" x 12'5"

Bedroom Three
10'2" x 14'5"

Bedroom Four
12'1" x 10'9"

Bedroom Five
11'1" x 9'6"

Bathroom
6'10" x 5'10"

Details Prepared
TLPF/211222



A BEAUTIFULLY PRESENTED FIVE BEDROOM HOME which is set on a sizeable plot with AMPLE PARKING, DOUBLE GARAGE and GARDENS.







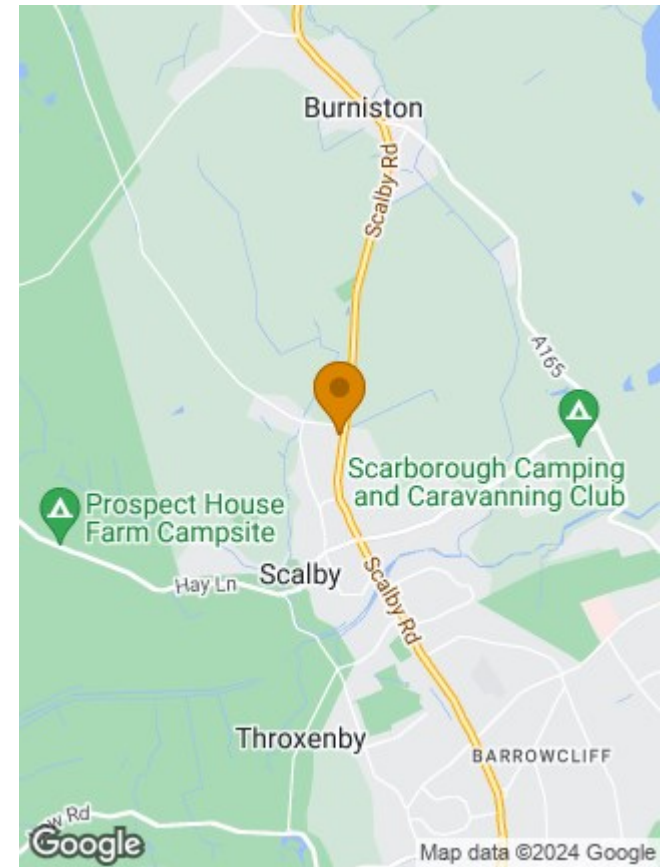
GROUND FLOOR



1ST FLOOR



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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(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