



Cherry Tree Cottage Hillcrest Avenue,
Scarborough YO12 6RQ

£650,000

Prestige
Collection
cphproperty.co.uk



Hillcrest Avenue, Scarborough

£650,000

We are delighted to bring this STUNNING FAMILY HOME to the market. This property has been subject to EXTENSIVE REFURBISHMENT with 3/4 BEDROOMS. This DECEPTIVELY SPACIOUS HOME offers partial UNDERFLOOR HEATING, PRINCIPALLY TRIPLE GLAZED WINDOWS, SOLAR PANELS, SUBSTANTIAL LAWNED GARDENS, OPEN ASPECT VIEWS over North Cliff Golf Course and is located within a SECLUDED CUL-DE-SAC location.

The property briefly comprises of; the entrance hallway with underfloor heating that provides access to the living room via double doors and the beautiful, modern kitchen/diner with integrated appliances and full length bi-folding doors leading out to the rear. The living room leads to the inner hallway that provides access to the master bedroom with built in wardrobes, a dressing room with en-suite, a further bedroom with built in wardrobes, the substantial utility room with partial underfloor heating and the family bathroom complete with white three-piece suite. The first floor offers a substantial sitting room or potential bedroom with glass balustrade that overlooks the kitchen/diner and an arch window providing superb open aspect views to the golf course. There is also a further bedroom to the first floor with built-in wardrobes and en-suite. The property is well presented and finished to a high standard throughout, featuring a German fitted kitchen, Granite work surfaces, hot water tap, alarm system and zoned heating.

Externally, the front of the property benefits from a gated driveway leading to the graveled driveway for ample off-street parking, garage with electric offering light and power and lawned gardens. The rear of the property offers substantial lawned gardens, summer house and outhouses. Located in the popular North Side of Scarborough within a secluded Cul-De-Sac.

Internal viewing is highly recommended to fully appreciate the space, setting, character and surroundings on offer from this stunning and spacious family home. To arrange a viewing, please contact our friendly team at CPH on 01723352235 or visit our website www.cphproperty.co.uk.



Accommodation

Ground Floor

Hallway
16'7" x 6'3"

Lounge/Sitting Room
17'2" x 16'10"

Kitchen/Diner
19'4" x 19'1"

Utility Room
20'11" x 8'4"

Master Bedroom
15'5" x 11'1"

Bedroom 3
10'5" x 9'2"

Wardrobe
7'6" x 6'6"

Bathroom
8'5" x 7'2"

Bathroom
8'0" x 6'7"

First Floor

Living Room/Potential Bedroom
19'1" x 18'9"

Bedroom 2
22'1" x 12'0"

Externally

Externally, the front of the property benefits from a gated driveway leading to the graveled driveway for ample off-street parking, electrically operated garage door and garage that offers light and power and lawned gardens. The rear of the property offers substantial lawned gardens, summer house and outhouses.

Details

Council Tax Banding - C

LCPF 1702023

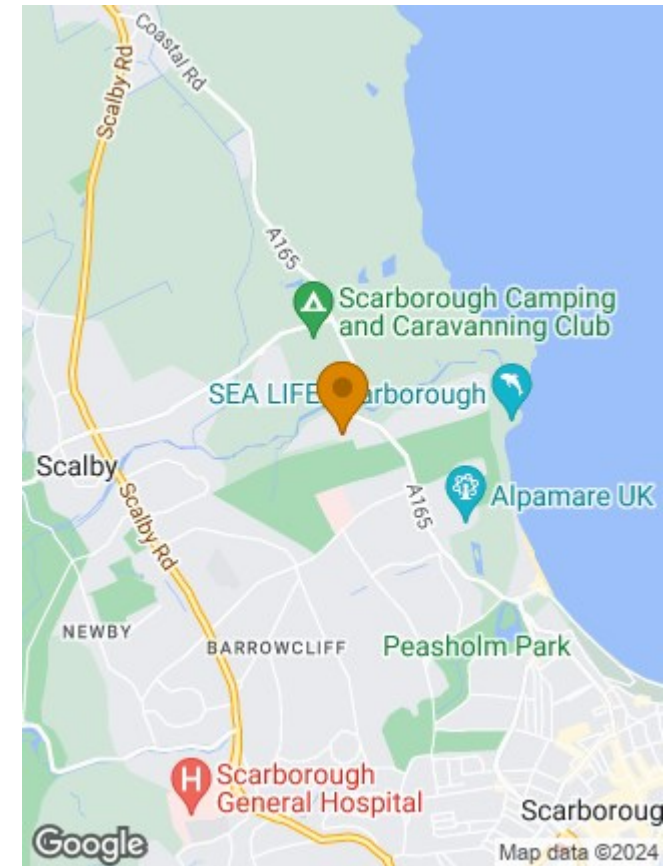


Substantial Detached residence, located in a Highly sought after location with Generous Private Gardens.









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	84	89
	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:
 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