



75 Osgodby Lane, Scarborough YO11 3QD
Offers In The Region Of £325,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM FORMER FARM HOUSE
- OPEN ASPECT VIEWS
- GENEROUS GARDENS, SUNROOM & EXTERNAL STORAGE/WORKSHOP
- SUBSTANTIAL STONED DRIVEWAY & GARAGE
- POPULAR OSGODBY LOCATION

Offered to the market is this SUBSTANTIAL LINK-DETACHED 3 BEDROOM FORMER FARM HOUSE that is set over TWO FLOORS. The property is set on a SUBSTANTIAL PLOT with LAWNED GARDENS, SUBSTANTIAL DRIVEWAY and GARAGE and also benefits from SUN ROOM, TWO BATHROOMS and OPEN ASPECT VIEWS.

The property is well proportioned and has been well maintained and benefits from gas central heating via a combination boiler which is approximately two years old and uPVC double glazing throughout.

This property briefly comprises; entrance vestibule leading to the entrance hall which provides access to the lounge with dual aspect windows and gas stove, dining room with a further gas fire and under stair storage, kitchen/breakfast room which provides ample storage via a range of wall and base units and the sun room with double patio doors opening onto the generous lawned rear garden. To the first floor lies two double bedrooms which boast fantastic views, a third single bedroom benefitting from built in wardrobes, three piece house bathroom and a further separate shower room.

Externally, the property benefits from gardens laid mainly to lawn including a brick built storage shed/workshop, a stoned driveway for multiple vehicles and the single garage with light and power.

Being located in Osgodby the property affords excellent access to superb countryside and coastal walks, local shops, public house and is also on a regular bus route into the town.

Early internal viewing of this property is highly recommended to fully appreciate the space, setting, views and gardens on offer. This really is an excellent opportunity to acquire a truly unique property in a fantastic position. You will not be disappointed. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION

GROUND FLOOR

Entrance Vestibule
4'3" x 4'11" max

Entrance Hall

Lounge
13'5" x 13'5" max

Dining Room
13'5" x 12'5" max

Kitchen/Breakfast Room
13'5" x 12'9" max

Sun Room
11'1" x 9'2" max

FIRST FLOOR

Landing

Bedroom 1
13'5" x 13'1" max

Bedroom 2
13'5" x 12'5" max

Bedroom 3
13'5" x 6'6" max

Bathroom
8'6" x 7'6" max

Shower Room
8'2" x 6'2" max

Landing

Externally

To the front of the property lies a private front courtyard with parking for up to three vehicles and access to a single garage with power and electric roller door. To the rear of the property lies a substantial rear garden with brick built storage unit and fantastic open aspect views.

Details Prepared
AB070624



Interested? Get in touch:

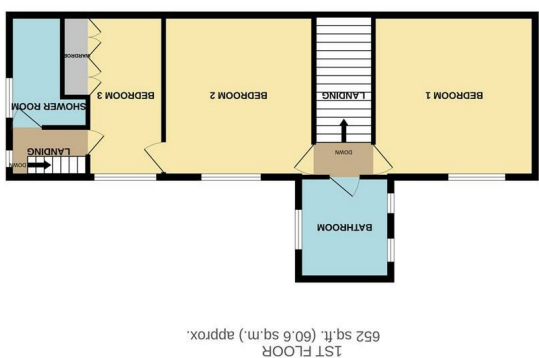
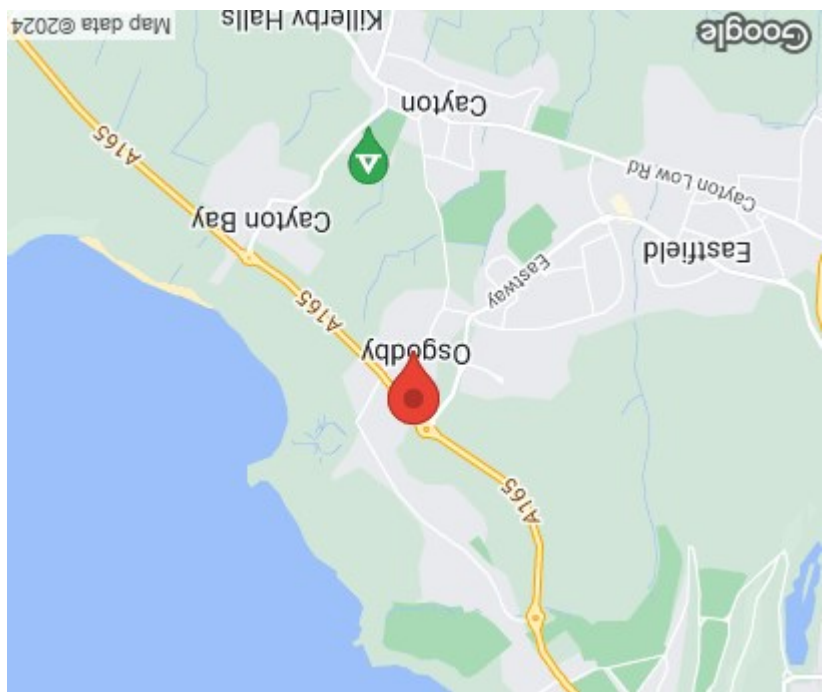
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



England & Wales	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
Current	Potential
85	35



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 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 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.

