



26 Hay Brow Crescent, Scalby, Scarborough YO13 0SG
Offers Over £450,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- STUNNING THREE BEDROOM DETACHED BUNGALOW
- SPACIOUS LIVING ACCOMMODATION THROUGHOUT
- OFF-STREET PARKING, DOUBLE GARAGE AND BAR/WORKSHOP
- MODERN KITCHEN, DINER & BATHROOM
- SECLUDED CUL-DE-SAC SETTING WITHIN SCALBY VILLAGE

Occupying a secluded CUL-DE-SAC setting within the well regarded village of SCALBY is this STUNNING LINK-DETACHED BUNGALOW which provides SPACIOUS LIVING ACCOMMODATION throughout with THREE BEDROOMS, a SEPARATE WC, FEATURE SUNROOM/DINING ROOM, DOUBLE GARAGE, OFF-STREET PARKING, ATTRACTIVE LOW MAINTENANCE REAR GARDEN and BAR/WORKSHOP.

The property provides generous living accommodation and comprises; spacious entrance hall with built-in storage, a modern cloakroom/WC, a generous box bay fronted lounge with fireplace and an opening to a dining/sun room with bi-folding doors, a stunning fitted kitchen with a range of built in appliances (eye-level microwave, extractor hood, double fridge/freezer) and skirting lights, two double bedrooms, a further single bedroom and a modern four-piece bathroom suite.

Externally, to the front of the property lies a driveway providing off-street parking and access to the double garage. To the rear of the property lies an attractive, low maintenance rear garden with a paved seating area, bar with power, light heating, water and separate internal and external storage. The property does also benefit gas central heating via a combination boiler and full double glazing.

Being located within Scalby the property affords excellent access to a wide range of amenities including local shops, popular drinking and eating establishments, Scarborough Rugby Club & Gym, tennis courts, bowling club, not to mention being in the catchment area for a choice of popular junior and secondary schools. Nearby are also excellent countryside walks along Scalby beck. Internal viewing is a must to fully appreciate the space, setting and finish on offer from this well located, lovely bungalow.

To arrange a viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge

24'7" x 12'1" max

Kitchen

13'1" x 11'1" max

Sun Room/Dining Room

7'6" x 15'8" max

Bedroom 1

13'1" x 11'1" max

Bedroom 2

13'1" x 9'6" max

Bedroom 3

9'10" x 7'2" max

Bathroom

9'10" x 5'6" max

W/C

3'7" x 6'10" max

Garage

18'8" x 15'8" max

EXTERNALLY

To the front and side of the property lies a driveway leading to the double garage with electric door providing off-street parking for one vehicle and wrap around gardens laid mainly to lawn with planted borders. To the rear of the property lies a paved rear garden with internal and external storage shed and a lean to bar/workshop with power, heating, water and light.

Details Prepared

AB120624

Interested? Get in touch:

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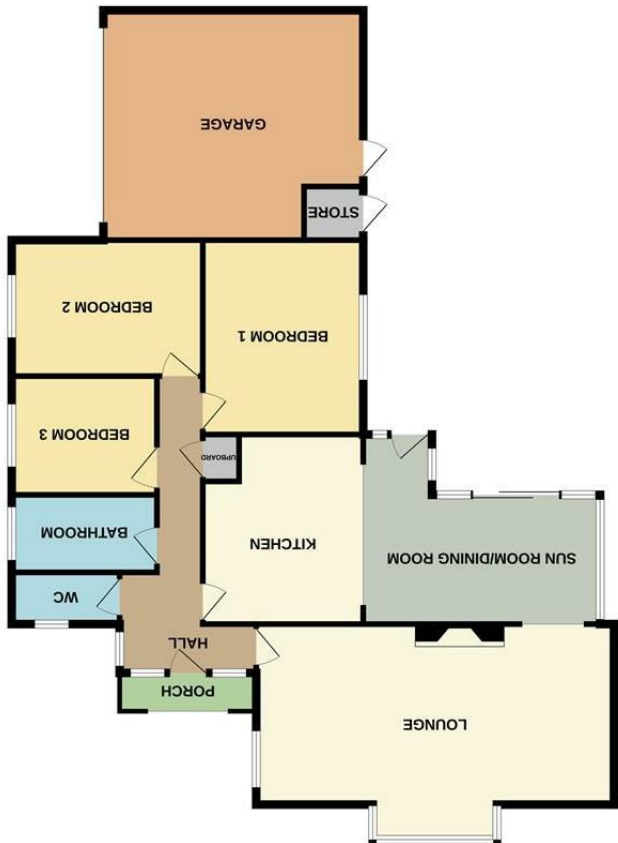
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GROUND FLOOR

