



5 Bronte Close, Scarborough YO12 5DD

Guide Price £400,000

Prestige  
Collection  
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## Bronte Close, Scarborough

Guide Price £400,000

+++ CPH are DELIGHTED to offer to the property market this NEWLY MODERNISED, SPACIOUS, AND EXTENDED DETACHED BUNGALOW located on an ENVIABLE CORNER PLOT in the SOUGHT AFTER STEPNEY area of Scarborough. +++

The property offers versatile accommodation which includes a very generously proportioned LOUNGE, spacious and light Dining KITCHEN, FOUR-BEDROOMS, BATHROOM, SEPARATE WC, GARAGE and OFF ROAD PARKING. This property also benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING. The property should appeal to a variety of buyers including those wanting a Bungalow, but also families due to the size of the property.

The property is located on a peaceful Street which is located close to all of Scarborough's amenities.

The accommodation has been much improved by the current vendors which includes a modern scheme of neutral decor throughout, new carpets, creation of a further bedroom, a new Oak feature staircase along with bathroom and kitchen improvements and in brief comprises of: Entrance Porch, spacious entrance hall, Dual Aspect Generous lounge with feature fireplace, Dining kitchen, dining room/ bedroom Five (ground floor off lounge), double bedroom and family bathroom with two piece suite and separate WC. The first floor welcomes you with three bedrooms, and separate WC. Outside the property is garden to all sides and a private patio serves the rear. The property benefits from a driveway providing off street parking which leads to a larger than average garage.

Located on Scarborough's North Side, the property is well situated for a wealth of local amenities which include the Hospital, local Supermarket, Falsgrave and Peasholm parks, North Bay beach, Open Air Theatre etc.

VIEWING IS HIGHLY RECOMMENDED AND IS BY APPOINTMENT ONLY with Sole agents CPH. Call our friendly team, 01723 352235 OR VISIT [www.cphproperty.co.uk](http://www.cphproperty.co.uk)

A Spacious Newly Modernised Detached Bungalow Set on an Enviably Corner Plot close to Amenities. Must Be Viewed!







- Newly Modernised Detached Bungalow set over two floors
- Generous Lounge and Dining Kitchen
- New modern scheme of Decor Throughout.
- Set on an enviable Corner plot, in a sought after location
- Four Bedrooms and Two Reception Rooms
- Gardens to all sides with low maintenance patio to the rear.
- Garage and Driveway
- Offered with No onward chain.

Accommodation	Bedroom Four
Ground Floor	8'10" x 7'10"
Porch	WC
6'10" x 2'11"	5'6" x 3'3"
Entrance Hall	Outside
14'1" x 7'2"	Front and side gardens, are laid mainly to lawn with walled boundaries and various mature planting.
Lounge	Rear Garden - Low maintenance garden with Paved patio entertaining area, walled boundaries and raised planted area.
24'3" x 14'1"	
Dining Room/ bedroom 5	
11'9" x 10'5"	
Kitchen	
9'2" x 15'8"	
Bathroom	Garage
10'2" x 5'6"	Garage with up and over door access. Light and power points. Personnel door and rear window.
Downstairs WC	Driveway with parking for numerous vehicles.
5'2" x 3'11"	
Bedroom One	Tenure
15'1" x 10'9"	We are informed that the property is Freehold.
First Floor	
Landing	EPC and Council Tax
	EPCD
Bedroom Two	Council Tax - E
11'9" x 12'1"	
Bedroom Three	Details Prepared by/ Date
9'10" x 10'2"	GV 20/06/24



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GROUND FLOOR  
1054 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1483 sq.ft. (137.8 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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