



4 Hall Park Close, Scalby, Scarborough YO13 0RQ
Offers In The Region Of £165,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT
- OFF-STREET PARKING AND GARAGE
- SOUGHT AFTER SCALBY AREA WITH NO ONWARD CHAIN
- PRIVATE FRONT & REAR ENTRANCE
- COMMUNAL LAWNED GARDENS

An impressive, ground floor apartment which is presented to a good standard throughout providing deceptively spacious living accommodation with a breakfast kitchen, a further living/dining room, 3 piece bathroom, double bedroom, ample storage space, communal gardens, garage and is located within the ever sought after area of Scalby.

The characterful, accommodation briefly comprises; an entrance hall with storage room/cupboard, a spacious lounge/diner, breakfast kitchen with a range of wall and base units, generous master bedroom with built in wardrobe, a three-piece shower room with under sink storage. Outside of the property benefits from lawned communal front and rear gardens, garage and off-street parking.

Located within the ever popular Scalby Village area of Scarborough, the property affords excellent access to a wealth of amenities of which include; supermarket, eateries, local shops, a popular choice of schools, respected doctors surgeries and two further dentist's and a local pharmacy and a little further afar lies Scarborough Hospital. The property is also situated on a regular bus route to Scarborough Town Centre, Whitby and surrounding areas.

The property is offered to the market with no onward chain. Early internal viewing cannot be recommended enough, in order to fully appreciate this impressive ground floor apartment. If you wish to book a viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge/Dining Room
15'8" x 10'9" max

Bedroom
11'5" x 10'9" max

Bathroom
7'10" x 4'7" max

Kitchen
8'10" x 8'6" max

Rear Porch/Boiler Room

Externally

To the rear of the property lies communal gardens and a single garage with parking space.

Tenure/Maintenance

We have been informed by the vendor that this property is Freehold with a Deed of Covenant in place of which the property is responsible for 25% of the costs on a 'as an when basis'. We have also been informed that no restrictions are in place. Any potential purchaser should make their own enquiries in regards to these points.

Details Prepared
AB160724



Interested? Get in touch:

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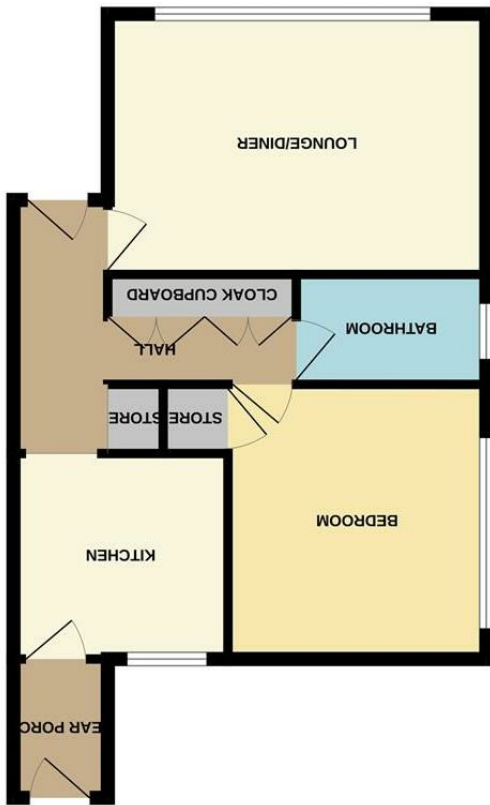
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any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



Maple energy ratings are taken from the Energy Performance Certificate (EPC) of the building concerned here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions. This plan for reference 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. Made with Mapbox, ©2024

TOTAL FLOOR AREA: 519 sq.ft. (48.2 sq.m.) approx.



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