



55 Scalby Road, Scarborough YO12 5PZ
Guide Price £350,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IMPRESSIVE CHARACTERFUL FOUR BEDROOM SEMI-DETACHED HOME
- SPACIOUS MODERN BREAKFAST KITCHEN/DINER
- RENOVATED TO A HIGH STANDARD THROUGHOUT
- GARAGE, DRIVEWAY AND REAR COURTYARD GARDEN
- HIGHLY DESIRABLE FALSGRAVE/MANOR ROAD LOCATION
- VIEWING HIGHLY RECOMMENDED

+++An impressive, characterful family home which has been renovated to a high standard throughout providing deceptively spacious living accommodation with a spacious modern kitchen/diner, two further reception rooms, four bedrooms- of which three are doubles, a recently fitted modern traditional-style house bathroom, a rear courtyard garden, driveway, garage, all located within the ever desirable Falsgrave area of Scarborough+++

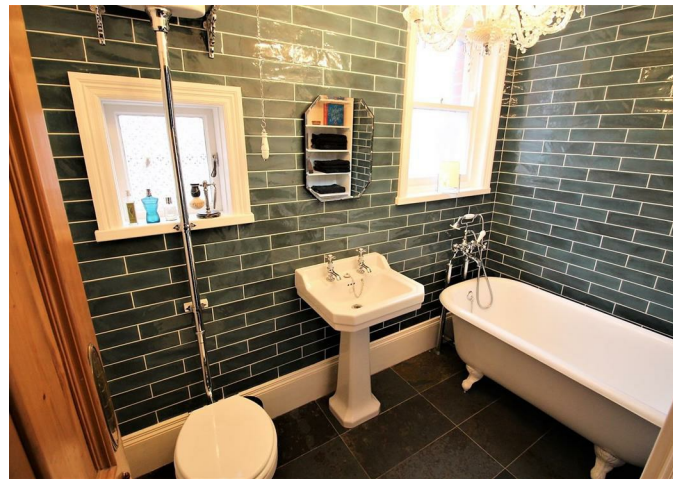
One of three submatal Arts and Crafts houses built for the tram cooperation by renowned architect Frank Tugwell, Royal Institute of British Architects - who also designed many now listed cinemas and Theatres including Harrogate, York Theatres & the Savoy Theatre London.

The house is 15 minutes' walk to the select beach bar at the North Bay through the listed Peasholm Park, 3 minutes' walk to the Cinder tracks.... 22 miles of uninterrupted cliff top views past seal colonies and National reserves all part of the National cycle network. The track is part of the Cleveland Way's 109 miles of cliff top and beach walks along North Yorkshire's North East coast.

The characterful, spacious accommodation briefly comprises; an open entrance porch, entrance hall with built-in storage and stairs to the first floor, a bay fronted lounge, sitting room/study, a spacious modern breakfast kitchen/diner, landing, generous master bedroom with a built-in wardrobe, a double bedroom fitted with a built-in wardrobe, a further double bedroom with a built-in wardrobe, a single bedroom and a modern traditional-style house bathroom. Outside of the property benefits from a rear courtyard garden, a driveway and a garage. Located within the ever popular Falsgrave area of Scarborough, the property affords excellent access to a wealth of amenities of which include; supermarkets, eateries, local shops, a popular choice of schools and a college and a little further afar lies Scarborough Hospital, Scarborough Town Centre, Manor Road Park and Peasholm Park. The property is also situated on a regular bus route to Scarborough Town Centre, Whitby and surrounding areas. The current vendor's have renovated the property to a high standard throughout, whilst is still sympathetic to the age and character of the property, having retained much of the property's character and charm. Early internal viewing cannot be recommended enough, in order to fully appreciate this impressive, four-bedroom spacious family home.

If you wish to book a viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION:

GROUND FLOOR

Open Porch

Entrance Hall
21'4" x 6'7"

Lounge
17'5" max x 14'9"

Sitting Room/Snug
14'9" x 12'2"

Breakfast Kitchen/Diner
20'8" x 11'10"

FIRST FLOOR

Landing
25'3" max x 8'2" max

Bedroom One
14'9" x 13'1"

Bedroom Two
14'9" x 12'2"

Bedroom Three
11'10" x 11'6"

Bedroom Four
8'10" x 8'2"

House Bathroom
8'10" max x 7'3" max

OTHER:

Details Prepared/Ref
GV 05/07/24

EPC and Council Tax
EPC 44
Council tax - D

Interested? Get in touch:

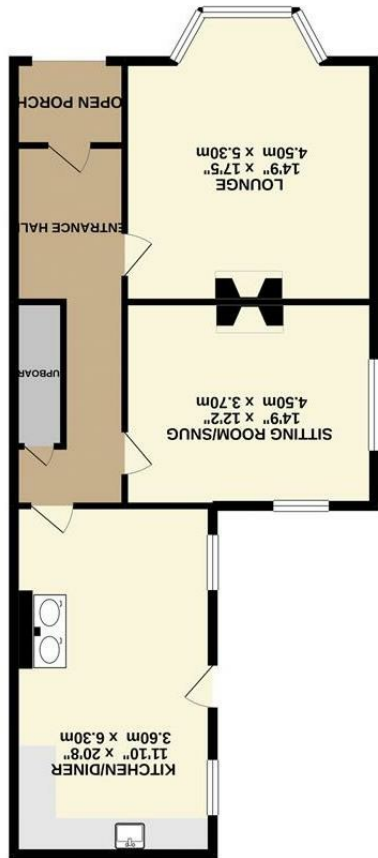
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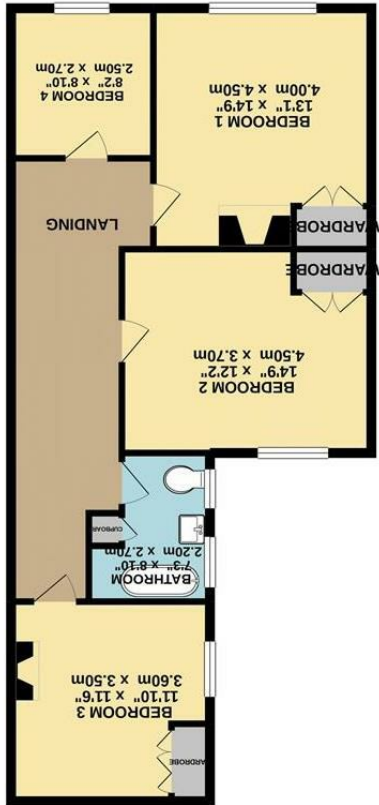
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



Whilst every attempt has been made to ensure the accuracy of the English contained herein, 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 not be used as a guarantee as to their operability or efficiency can be given.



GROUND FLOOR



1ST FLOOR

