



4 Barleycroft, Scarborough YO11 3AR
Offers In The Region Of £225,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- WELL PRESENTED SEMI DETACHED FAMILY HOME WITH THREE BEDROOMS
- GENEROUS LOUNGE DINER
- MODERN KITCHEN AND BATHROOM
- SET ON A GENEROUS PLOT WITH GARAGE AND RESIN BOUND DRIVEWAY
- GAS HEATED AND DOUBLE GLAZED
- SOUGHT AFTER LOCATION ON THE SOUTH SIDE OF SCARBOROUGH

+++Occupying a secluded CUL-DE-SAC setting within Scarborough's desirable SOUTH SIDE is this SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME, with LAWNED GARDENS, GARAGE AND OFF-STREET PARKING +++

The property comprises on the ground floor; entrance porch, entrance hall with stairs to the first floor, a spacious lounge with a feature fireplace and archway to a dining area and a modern kitchen with door out to the garden. To the first floor lies; landing, a master bedroom, a double bedroom, a further single bedroom and modern bathroom. Externally, to the front of the property lies a garden laid to lawn complete with a resin bound driveway, providing off-street parking and access to a garage. To the rear of the property lies a garden laid mainly to lawn with a raised decked patio, enclosed by fenced boundaries.



The property is well located on Scarborough's South Cliff and provides excellent access to a choice of popular schools, colleges and a pre-school, as well as South Cliff golf club, Sports Centre and gym, plus excellent coastal walks along the Cleveland way and down the Cayton Bay beach (ideal for those with dogs and children). Offered to the market in our opinion 'ready to go' viewing is a MUST in order to fully appreciate the space, setting and surroundings on offer from this well located detached family home. If you wish to book a viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk.



Accommodation

Entrance Porch
5'6" x 2'11"

Entrance Hall
15'1" x 5'6"

Living Room open plan to dining area
15'1" x 10'5"

Dining Area
10'2" x 8'6"

Kitchen
10'2" x 7'6"

First Floor

First Floor Landing
10'2" x 5'10"

Bedroom One
14'1" x 10'2"

Bedroom Two
11'5" x 9'6"

Bedroom Three
8'6" x 6'10"

Bathroom
6'2" x 6'2"

Outside

Front - Lawned and gravelled area, Resin Bound Drive leading to a single Garage.
Rear - Garden laid mainly to lawn with raised decked seating area.

Tenure

FREEHOLD

Council Tax and EPC

Council TAX - D
EPC 54 E (1 point off D)

Details Prepared by/ date
GV 14/08/24



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



TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 is made to their operability or efficiency can be given.
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