



60 Weaponness Valley Road, Scarborough, YO11 2JG
Offers In Excess Of £270,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM LINK DETACHED PROPERTY
- DOWNSTAIRS WC AND SUN ROOM
- OFF-STREET PARKING AND GARAGE
- WELL MAINTAINED GARDENS WITH RAISED DECKING
- SOUGHT AFTER RESIDENTIAL LOCATION

NEW to the market is this SPACIOUS, WELL PRESENTED THREE BEDROOM LINK-DETACHED HOME which benefits from a GENEROUS OPEN PLAN LOUNGE/DINER, SUN ROOM plus BLOCK PAVED FRONTAGE leading to the GARAGE and a passage leading to WELL PRESENTED GARDEN with RAISED DECKING TO THE REAR.

The property is also well located within a sought after, secluded part of the town however still well placed for an abundance of amenities and attractions. The property will likely be of particular interest to young families, first time buyers and/or possibly an individual or couple looking to downsize/retirement closer to amenities.

The accommodation itself briefly comprises of an entrance hall with doors to a separate w/c and to the generous 24' max (7.4m) lounge/diner with picture window to the front and stairs leading to the first floor landing. There is also a door leading to a fitted kitchen and further door to a sun room with further double patio doors leading out into the rear garden. To the first floor are three bedrooms and a house bathroom fitted with a modern white three piece suite. Outside the front is all block paved providing off street parking for approximately 4 vehicles. To the rear are well presented gardens comprising of lawn and raised decking - ideal for entertaining.

'In our opinion the property is offered to the market in excellent order having been well maintained and updated by the current vendors including gas heating, UPVC double glazing, modern fitted kitchen and fairly modern neutral decoration throughout.

Early internal viewing highly recommended as properties of this nature within this price range and location seldom stay on the market for long.





ACCOMMODATION:

GROUND FLOOR

Lounge/Dining Room
24'3" max x 13'9"

Downstairs WC
5'10" x 2'11"

Kitchen
13'9" x 7'10"

Sun Room
12'1" x 9'10"

FIRST FLOOR

Landing

Bedroom One
13'9" x 11'9" max

Bedroom Two
13'9" x 8'2"

Bedroom Three
10'5" x 5'10"

Bathroom
10'5" x 5'2"

Details Prepared
TLPFAB/210824



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

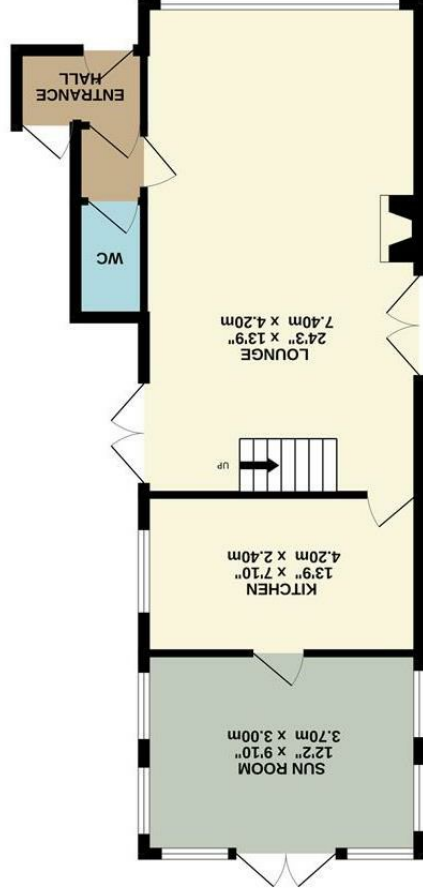
CPH

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

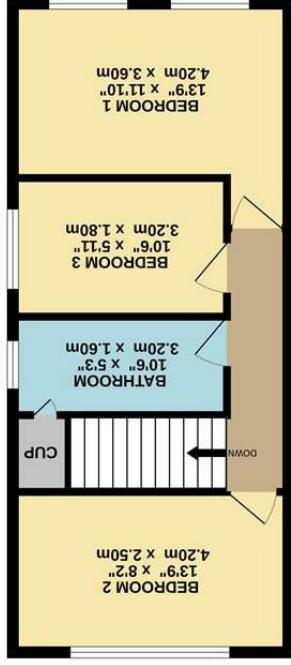


When every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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. Measurements taken with Metrepro, 2024.

TOTAL FLOOR AREA: 1088 sq.ft. (99.2 sq.m.) approx.



GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	64
Potential	78

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	
Potential	

