



7 Barleycroft, Scarborough YO11 3AR
Offers In The Region Of £290,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- FOUR BEDROOM DETACHED FAMILY HOME
- PANORAMIC GOLF COURSE & SEA VIEWS
- OFF-STREET PARKING & GARAGE
- SEPERATE UTILITY & GROUND FLOOR W/C
- 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 FOUR BEDROOM DETACHED FAMILY HOME, with FAR REACHING SEA AND GOLF COURSE VIEWS, LAWNED GARDENS, INTEGRAL GARAGE AND OFF-STREET PARKING.

The property comprises on the ground floor; entrance hall with stairs to the first floor, a spacious full length lounge with a feature fireplace and double doors leading to the rear garden, a separate dining room, open plan kitchen/breakfast room/utility which has been fitted with a range of wall and base units and a separate ground floor w/c. To the first floor lies; landing, three double bedrooms, a further single bedroom and a three-piece bathroom. Externally, to the front of the property lies a garden laid to lawn complete with a driveway, providing off-street parking and access to the garage. To the rear of the property lies a garden laid mainly to lawn with a raised decked seating area which provides far reaching sea and gold course views, 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).

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

GROUND FLOOR

Entrance Hall

Lounge
21'3" x 10'9" max

Dining Room
9'10" x 12'1" max

Kitchen
8'10" x 8'6" max

Utility/Breakfast Kitchen
8'6" x 8'6" max

W/C
3'11" x 3'11" max

Integral Garage
9'6" x 17'0" max

FIRST FLOOR

Landing

Bedroom 1
12'9" x 12'5" max

Bedroom 2
12'5" x 11'1" max

Bedroom 3
9'2" x 8'6" max

Bedroom 4
8'2" x 8'6" max

Bathroom
6'2" x 5'6" max

Externally

To the front of the property lies a well maintained garden with planted borders and a driveway for up to two vehicles leading to the integral garage. To the rear of the property lies a rear garden laid mainly to lawn with decked seating area sea and golf course views, greenhouse and storage shed.

Details Prepared
AB210824



Interested? Get in touch:

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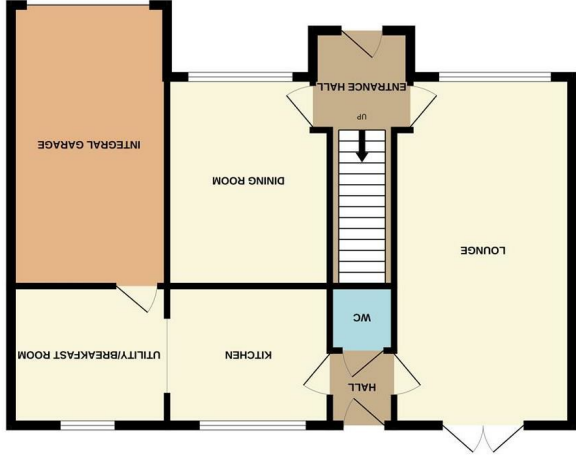
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any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

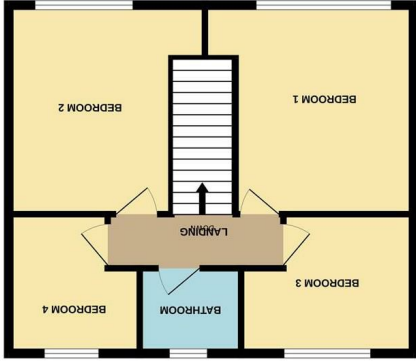


England & Wales		
EU Directive 2002/91/EC		
	Very energy efficient - lower running costs	
	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
	(1-20) G	
	Not energy efficient - higher running costs	
EU Directive 2002/91/EC		
	Very environmentally friendly - lower CO ₂ emissions	
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GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.

TOTAL FLOOR AREA: 1308 sq.ft. (121.5 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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