



6 Raincliffe Crescent, Scarborough YO12 5BY

Guide Price £420,000

Prestige  
Collection  
cphproperty.co.uk



# Raincliffe Crescent, Scarborough

Guide Price £420,000



+++Located on an ENVIABLE plot in a secluded CUL-DE-SAC within the popular STEPNEY area of Scarborough CPH are delighted to be offering for sale this WELL PRESENTED, EXTENDED THREE BEDROOM semi-detached HOUSE with an EN-SUITE to the MASTER, a high spec MODERN kitchen with French doors out to the rear garden, and outside are well presented gardens to the front and rear with parking for numerous vehicles and MOTORHOME/ CARAVAN, alongside a CAPACIOUS GARAGE/ WORKSHOP (11.6 x 6.0 METERS). MUST BE VIEWED!! THE PROPERTY WOULD SUIT A FAMILY, CAR ENTHUSIAST OR WORKER, ALONG WITH MULTIGENERATIONAL (Subject to conversion)+++

The accommodation itself briefly comprises; entrance porch, entrance hall, a generous lounge/diner with double doors to the Conservatory, utility, garage/ workshop, master bedroom (Ground Floor) with an attached three-piece en-suite bathroom, two further First floor double bedrooms and a modern three-piece suite bathroom with walk in shower. Externally the property benefits from well-presented low maintenance landscaped gardens, together with a paved patio area and a gravelled feature area. The property also come gas heated via recent combi boiler (2024) and is Double glazed.

Being located within the highly popular Stepney area, the property is within proximity to Falsgrave where a wealth of amenities are at hand, including supermarkets, a choice of popular eating and drinking establishments, Falsgrave Surgery and a pharmacy. The property is also situated nearby to a range of highly sought after schools and colleges. 'In our opinion' the property is offered to the market in excellent order throughout having been well maintained throughout by the current vendors.

Internal viewing is highly recommended to fully appreciate the space, setting and surroundings on offer from this spacious, home. To arrange a viewing, please contact our friendly team at CPH on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).







- WELL PRESENTED SEMI DETACHED HOUSE
- LOUNGE DINER, CONSERVATORY AND GENEROUS MODERN KITCHEN WITH SEPARATE UTILITY
- THREE BEDROOMS WITH MASTER ENSUITE
- FANTASTIC LARGE GARAGE AND WORKSHOP
- SET ON AN ENVIABLE PLOT WITH LOW MAINTENANCE GARDENS AND AMPLE OFF STREET PARKING
- VIEWING HIGHLY RECOMMENDED

Entrance Porch  
7'10" x 3'7"

Entrance Hall  
11'9" x 5'10"

Lounge Diner  
24'3" x 15'8" maximum  
measurement

Conservatory  
13'5" x 10'9"

Kitchen  
14'5" x 11'5"

Utility  
6'10" x 4'7"

Master Bedroom (ground floor)  
11'9" x 9'2"

Ensuite to Master

Garage/ Workshop  
38'0" x 19'8" max  
A fantastically constructed Garage complete with vehicle 'pit' and Workshop, ideal for the motor enthusiast or worker, with two store areas to the left elevation. This area could also be converted to accommodation for multiple Generation and/ or home working (subject to necessary consents) and must be viewed to appreciate the sheer scale.

First Floor

First Floor Landing

Bedroom Two  
15'8" x 12'9"

Bedroom Three  
12'5" x 12'5" max

Bathroom  
11'5" x 6'2"

Outside

To the front of the property is a Generous block paved driveway with parking for numerous vehicles including a motorhome or caravan, with walled boundaries.

To the rear of the property is a sunny low maintenance garden with paved patio area, fence and hedge boundaries, gravelled areas complimented with planted boarder's and a greenhouse tucked away behind the garage.

TENURE  
freehold

EPC and Council Tax  
EPC - C  
Council Tax band D

Details Prepared by/ Date  
GV 25/08/24



A lovely family home, set on an enviable plot, in a sought after area, with a Capacious Garage/ Workshop, Must be viewed!











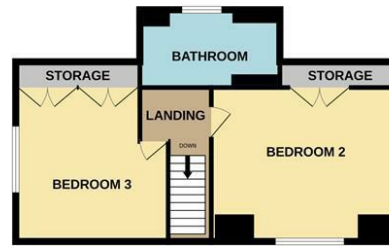




GROUND FLOOR  
1966 sq.ft. (182.7 sq.m.) approx.



1ST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 2479 sq.ft. (230.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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Energy Efficiency Rating		Current	Potential
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			
		69	80
England & Wales		EU Directive 2002/91/EC	

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



**Interested? Get in touch today:**

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www.cphproperty.co.uk

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