



7 Raincliffe Crescent, Scarborough YO12 5BY  
Offers In Excess Of £315,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- Stone Fronted Semi-Detached House
- Two/Three Double Bedrooms
- Award Winning Gardens
- Secluded Cul-de-sac Location
- Driveway, Garage/Workshop & Garden Room

This ATTRACTIVE, STONE FRONTED SEMI-DETACHED HOUSE occupies an enviable elevated plot at the end of a secluded cul-de-sac within the popular Stepney area of Scarborough. The property benefits from two/three generous double bedrooms including a substantial master bedroom to the first floor. This property also benefits from FANTASTIC, OPEN ASPECT FAR REACHING VIEWS over STEPNEY to Jacobs Mount.

The well appointed accommodation itself briefly comprises of an entrance hall with stairs leading to the first floor and doors to: generous bay fronted lounge with open plan access through to the dining area, substantial sunroom which also benefits from bi-folding doors to the garden, kitchen/breakfast room, utility, ground floor WC and office/third bedroom. To the first floor is a further generous master bedroom with walk in and fitted wardrobes, a second double bedroom with fitted wardrobes/draws and a family bathroom fitted with matching four piece suite. Outside the property is set on a generous plot being located at the head of a cul-de-sac with award winning gardens to the front, side and rear which also includes a garden room/hobbies room with power. The property also has ample off-street parking for up to four vehicles.

The property 'in our opinion' is offered to the market in good order throughout and includes gas heating via a gas combination boiler, UPVC double glazing and modern neutral decoration throughout.

Being located within the Stepney area means the property affords excellent access to the nearby Falsgrave shopping parade and supermarket as well as being well placed far a choice of schools and colleges and Scarborough hospital. The property is also near a regular bus route into town.

Viewing this property cannot be recommended enough to fully appreciate the space, setting and finish on offer from this pleasant family home. Please contact our friendly team in the office on 01723352235 or visit our website at [www.cphproperty.co.uk](http://www.cphproperty.co.uk).





ACCOMODATION

GROUND FLOOR

Entrance Hall

Living Room  
16'0" x 11'9" max

Dining Room  
11'9" x 9'10" max

Sun Room  
12'1" x 11'1" max

Kitchen  
14'5" x 11'9" max

Office/Bedroom 3  
9'6" x 11'9" max

Utility  
8'2" x 6'10" max

WC  
3'3" x 6'10" max

FIRST FLOOR

Landing

Bedroom 1  
12'9" x 16'0" max

Walk in Wardrobe  
6'2" x 3'11" max

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

Bathroom  
10'2" x 6'6" max

Externally

To the front of the property lies a well-established front garden including pond and a driveway for up to four vehicles. To the rear of the property lies a large well-established, award winning garden which includes a detached garage and cabin/garden room with power.

Details Prepared  
AB210324



Interested? Get in touch:

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

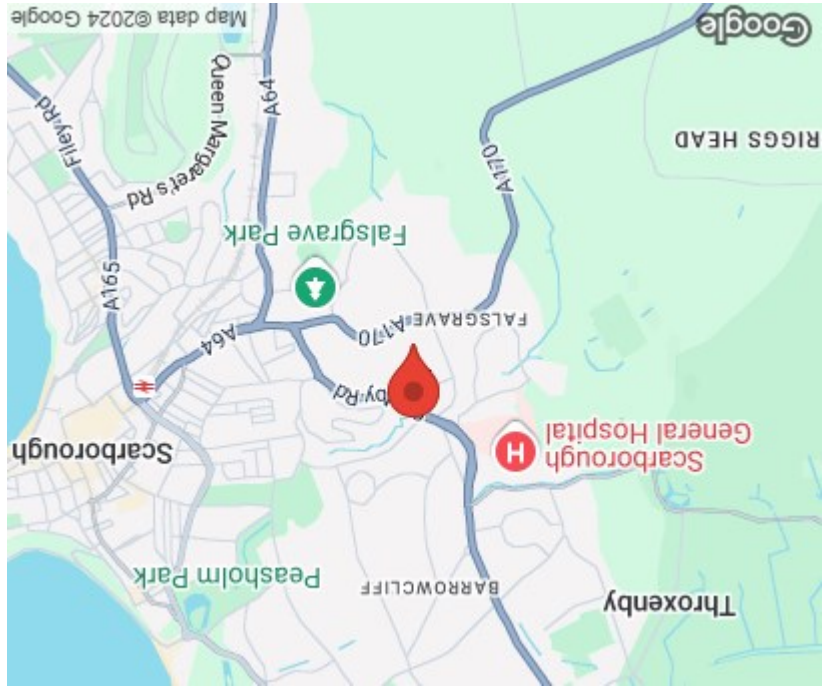
CPH

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

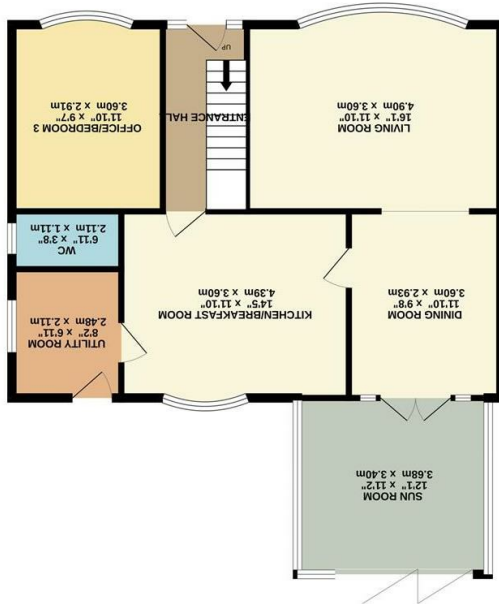


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO <sub>2</sub> emissions	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current	Potential

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	
Current	Potential



1ST FLOOR  
 481 sq. ft. (44.7 sq.m.) approx.



GROUND FLOOR  
 877 sq. ft. (81.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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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TOTAL FLOOR AREA : 1358 sq.ft. (126.2 sq.m.) approx.