



40 Weaponness Valley Road, Scarborough YO11 2JG  
Offers In The Region Of £315,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- BEAUTIFULLY PRESENTED DETACHED HOUSE
- RECENT EXTENSIVE IMPROVEMENTS BY THE CURRENT VENDORS
- TWO RECEPTION ROOMS
- THREE BEDROOMS WITH ENSUITE TO THE MASTER
- SET ON A GENEROUS PLOT WITH LANDSCAPED GARDENS

+++ RECENTLY REFURBISHED to a HIGH STANDARD throughout THREE BEDROOM IMMACULATE FAMILY HOME WITH GARAGE AND GARDENS and located on a POPULAR SOUTH SIDE LOCATION +++

Over the last few years the property has been subject to extensive works to bring this attractive home back up to a high standard. The present owners have, among other improvements, carried out reconfiguration of the ground floor layout, as well as installing a new kitchen, interior and exterior doors downstairs, quality staircase, ensuite to master bedroom and downstairs' cloakroom, along with redecoration throughout.

The accommodation itself is set over two floors and briefly comprises of, to the ground floor, an entrance hall with downstairs cloak room, Generous lounge with double doors to a dining room and a modern kitchen with a separate utility. To the first floor are three double bedrooms with the master benefiting from an ensuite shower room, along with a modern three piece bathroom suite including a bath with shower over, wash hand basin and a W.C. To the front of the property is a driveway providing off road parking for numerous vehicles leading to the garage and garden. To the rear are extensive gardens which are laid to lawn with secure fence border along with an Indian stone paved area for hosting and a secluded potential vegetable patch area to the top end. The front and rear look over to trees.

The property is also well located within a 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.

Internal viewing is highly recommended to appreciate the size and condition throughout, to book your viewing please call the office on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk) and take advantage of our 24/7 live chat facility.







Accommodation

Entrance Hall

Cloakroom/ WC

Lounge  
13'7 x 12

Dining Room  
11'8 x 10'6

Kitchen  
13'10 x 7'10

Utility Room

First Floor

First Floor Landing

Master Bedroom  
10'9 x 10'3

Ensuite

Bedroom Two  
13'10 x 8'

Bedroom Three  
8'11 x 7'7

Bathroom  
7'6 x 4'7

Outside

To the front of the property is a pleasant low maintenance garden with Gravelled area and Block paved driveway providing parking for numerous vehicles leading to a single Garage.

To the rear is a beautifully landscaped garden on a enviable generous plot with Indian Stone Patio for enjoying those sunny days, with fenced boundaries, and laid mainly to lawn. There is also a further area to the head of the garden with bark chippings which has potential to be vegetable plot and there is a handy garden shed.

Council Tax and EPC  
COUNCIL TAX - D  
EPC - C

Details Prepared by/ Date  
GV 23/08/24



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 : 941 sq.ft. (87.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained there, 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 operation or efficiency can be given.

