

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









- 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 and take advantage of our 24/7 live chat facility.







Accomodation

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

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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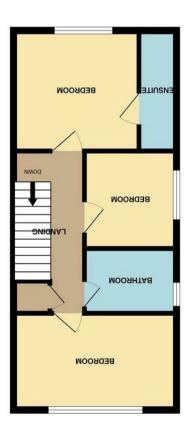


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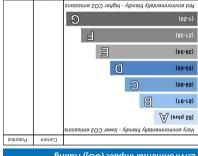


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whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they

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



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