



CPH

378 Scalby Road, Scarborough, YO12 6ED

Price Guide £525,000

Prestige
Collection
cphproperty.co.uk

Scalby Road, Scarborough

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- IMPOSING FIVE BEDROOM DETACHED HOME IN NEED OF MODERNISATION
- OUTLINE PLANNING PERMISSION - TO ERECT AN ADDITIONAL DWELLING (FOUR BEDROOM DETACHED HOME) WITHIN THE GROUNDS
- SET IN A GENEROUS PLOT WITH MAINTAINED GARDENS
- AMPLE PARKING AND DOUBLE GARAGE
- OFFERED WITH NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER LOCATION WITHIN NEWBY

Viewing is essential for this SUBSTANTIAL, FIVE BEDROOM DETACHED HOME which is sat on a GENEROUS PLOT and is located within the much sought after NEWBY area. There is OUTLINE PLANNING PERMISSION to erect a FOUR BEDROOM DETACHED HOUSE within the grounds and would therefore suit a variety of buyers. Benefiting from TWO RECEPTION ROOMS plus a CONSERVATORY, UTILITY ROOM, GENEROUS GARDENS, OFF-STREET PARKING and DOUBLE GARAGE. This property is in need of modernisation but provides the ideal accommodation for a SPACIOUS FAMILY HOME and offers no onward chain.

The well appointed accommodation briefly comprises on the ground floor; entrance porch, inner hallway with stairs up to the first floor and understairs storage, a bay fronted lounge with fireplace, separate box bay fronted dining room also with a fireplace, conservatory with door out to the rear gardens, kitchen/diner fitted with a range of units and a built-in pantry, rear porch with access into an outhouse and utility room with a WC. To the first floor of the property lies a landing, five bedrooms, a house bathroom and a separate WC. The property is set within a generous plot with lawned gardens to both the front and rear, accompanied by mature shrubbery, driveway providing off-street parking for multiple vehicles and access to a double garage with light, power and water.

Within the grounds lies the opportunity to erect a four bedroom detached dwelling, of which outline planning has been obtained. And, therefore would suit a variety of buyers including those seeking multi-generational living arrangements.

Located within the ever popular Newby area, this property provides excellent access to a wealth of amenities including a range of eating and drinking establishments, supermarkets, a Doctor's surgery and a pharmacy. Additionally, this property is located nearby to a range of highly sought after schools and is situated along a regular bus route which provides easy commuting to and from Scarborough's Town Center



ACCOMMODATION:

GROUND FLOOR

Entrance Porch

4'11" x 3'11"

Inner Hallway

22'11" max x 8'2" max

Lounge

15'5" max into bay x
14'1" max

Conservatory

11'7" x 6'0"

Dining Room

14'4" max into bay x
14'5" max

Kitchen/Diner

18'8" max x 11'9" max

Rear Porch

12'5" x 3'3"

Pantry

8'6" max x 6'6" max

Utility Room

8'6" x 5'11"

Outhouse

8'6" x 3'1"

FIRST FLOOR

Landing

16'4" x 6'2"

Bedroom One

14'5" x 11'10"

Eaves Storage to

Bedroom One

9'2" x 4'7"

Bedroom Two

14'5" max x 12'6"
max

Bedroom Three

11'10" max x 11'10"
max

Bedroom Four

12'6" x 8'6"

Bedroom Five/Study

10'6" max x 7'7" max

House Bathroom

7'1" x 5'10"

Separate WC

7'2" x 2'11"

OTHER:

Double Garage

19'4" x 16'4"

Complete with an electric up and over door, light, power, water and two double glazed windows to the rear aspect.

Details Prepared/Ref

TLPF



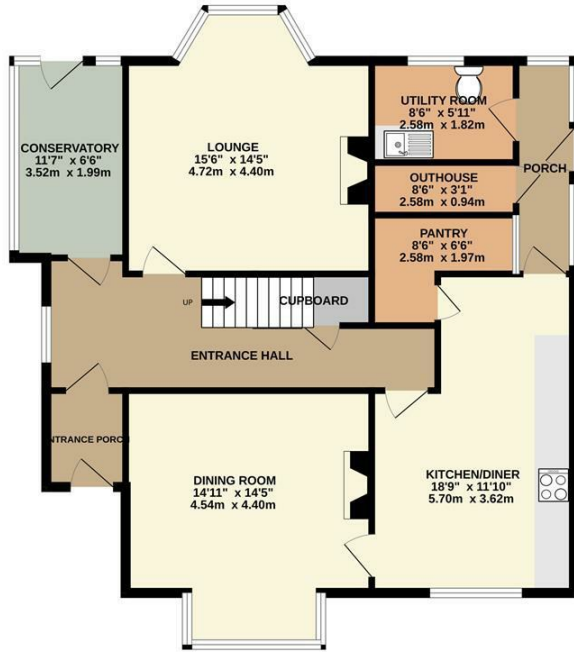
New to the market is this SUBSTANTIAL, FIVE BEDROOM DETACHED HOME which is sat on a GENEROUS PLOT and is located within the much sought after NEWBY area of Scarborough.



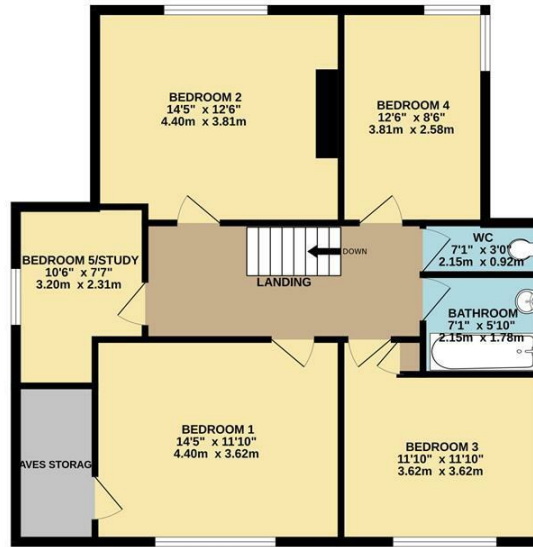




GROUND FLOOR
989 sq.ft. (91.8 sq.m.) approx.

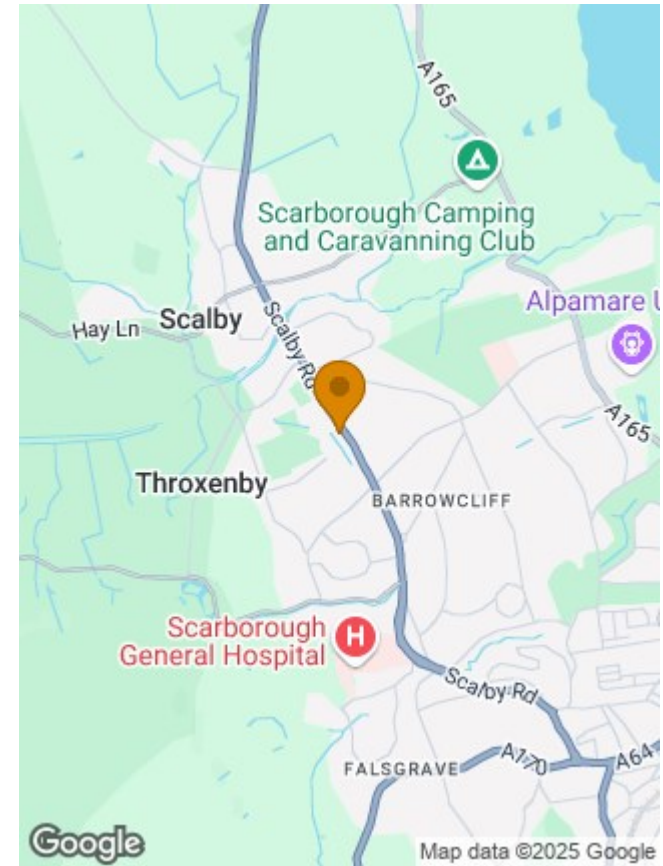


1ST FLOOR
863 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 1851 sq.ft. (172.0 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			
			84
		51	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Interested? Get in touch today:
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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