



10 Byward Drive, Scarborough YO12 4JF  
Offers In The Region Of £280,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- FOUR BEDROOM TWO BATHROOM FAMILY HOME
- OFF-STREET PARKING & GARAGE/HOBBIES ROOM
- EXTENSIVE REAR GARDEN
- MODERN KITCHEN/BREAKFAST/DINER
- POPULAR CROSSGATES LOCATION

CPH are delighted to offer to the market this FOUR BEDROOM, SEMI DETACHED DORMER STYLE HOUSE, offering GENEROUS LIVING SPACE throughout, plus a SUBSTANTIAL ENCLOSED REAR GARDEN, AMPLE OFF-STREET PARKING, GARAGE and OFFICE, located within the POPULAR CROSSGATES AREA.

The property itself briefly comprises of a modern breakfast kitchen with a range of wall and base units, generous lounge to the front, separate dining room to the rear, shower room, utility and a ground floor office/play room. To the first floor are three double bedrooms and a further single plus a recently renovated family bathroom. The property benefits from uPVC double glazing throughout, gas central heating via a combination boiler and provides ample storage throughout.

Outside the property benefits from a generous, private, enclosed rear garden which is mainly laid to lawn with both decked and paved seating areas, a single garage which is currently utilised as a hobbies room and off-street parking for up to four vehicles.

Well located in the popular Crossgates area, the house offers excellent access to a wealth of amenities including local shops, supermarket, popular public house/restaurant with children's play area plus excellent transport links via bus and rail links from the nearby Seamer train station.

This property truly must be viewed to fully appreciate the space, setting and layout on offer from this superb family home in a popular family location.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).





#### ACCOMMODATION

##### GROUND FLOOR

Entrance Hall

Shower Room  
7'2" x 4'7" max

Kitchen/Breakfast Room  
20'0" x 10'5" max

Dining Room  
11'9" x 9'2" max

Utility Room  
11'5" x 5'6" max

Living Room  
17'4" x 11'9" max

Office/Play Room  
10'2" x 8'2" max

##### FIRST FLOOR

Landing

Bedroom 1  
11'5" x 10'2" max

Bedroom 2  
9'10" x 11'9" max

Bedroom 3  
13'1" x 7'2" max

Bedroom 4  
7'2" x 9'6" max

Bathroom  
10'5" x 7'10" max

##### Externally

To the front of the property lies off-street parking for up to four vehicles leading to a single garage which is currently being utilised as a hobbies room with power and light. To the rear of the property lies a generous rear garden laid mainly to lawn with paved and decked seating areas.

Details Prepared  
AB071024



Interested? Get in touch:

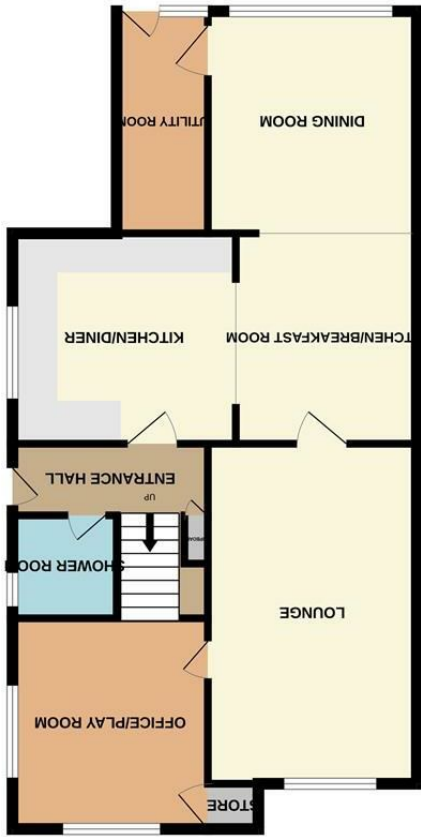
19 St.Thomas Street,  
Scarborough YO11 1DY  
t. 01723 352235  
e. sales@cphproperty.co.uk  
www.cphproperty.co.uk

**CPH**

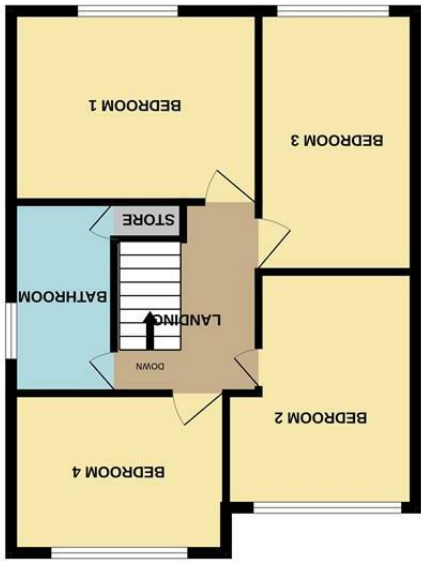
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



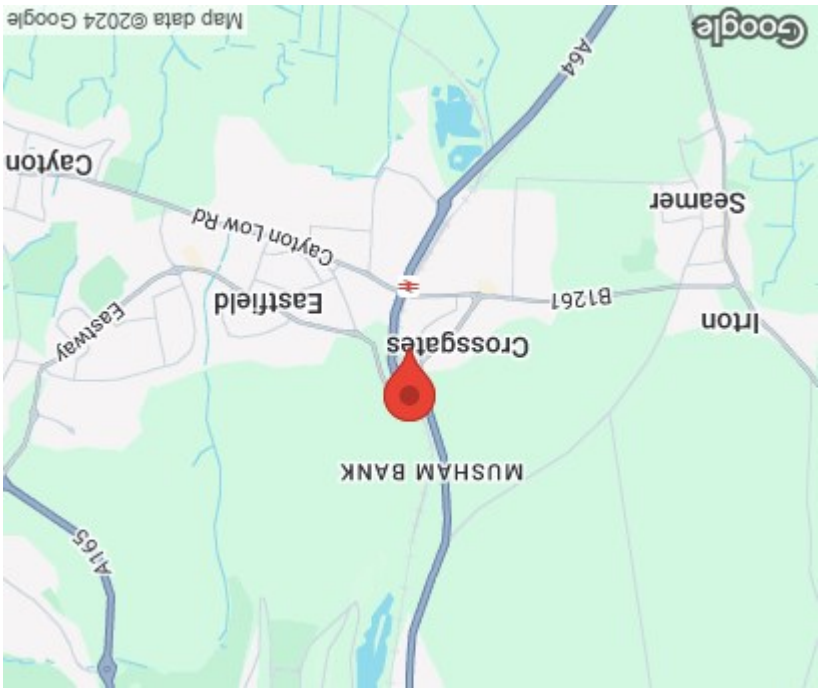
TOTAL FLOOR AREA: 1297 sq.ft. (120.5 sq.m.) approx.  
 What every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is a reference purpose 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.  
 Made with Floorplan 3D24



GROUND FLOOR (70.8 sq.m.) approx.



1ST FLOOR (49.6 sq.m.) approx.



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
Not energy efficient - higher running costs	(1-20) G
Current	
Potential	

England & Wales	
EU Directive 2002/91/EC	
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
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G
Current	
Potential	

Environmental Impact (CO<sub>2</sub>) Rating