



Wold View, Main Street, Flixton, Scarborough, YO11 3UB
Offers In The Region Of £425,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IMPOSING FOUR BEDROOM DETACHED RESIDENCE
- THREE RECEPTION ROOMS, UTILITY & DOWNSTAIRS WC
- EN-SUITE'S TO TWO BEDROOMS
- IMPRESSIVE TIERED GARDENS & GARAGE
- IDYLIC LOCATION WITHIN THE VILLAGE OF FLIXTON
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Nestled within the idyllic village of FLIXTON is this SPACIOUS FOUR BEDROOM DETACHED RESIDENCE which provides GENEROUS LIVING PROPORTIONS with THREE RECEPTION ROOMS plus a UTILITY ROOM and DOWNSTAIRS WC, UTILITY ROOM, FOUR DOUBLE BEDROOMS (with EN-SUITES to the largest two), GARAGE and is offered to the market with NO ONWARD CHAIN.

Boasting characterful yet modern decorative order this detached home offers spacious family accommodation arranged over two floors. On the ground floor is a welcoming entrance hall with built-in understairs storage and stairs to the first floor, a downstairs WC, lounge with fireplace, separate dining room accessed via sliding doors from the hallway, additional sitting room with bi-folding doors out to the rear gardens, a substantial modern breakfast kitchen/diner plus a utility/boiler room. To the first floor lies a landing, a master bedroom with an en-suite shower room, a second bedroom also with an en-suite shower room and fireplace, two double bedrooms both of which benefit from built-in storage and a four-piece suite house bathroom. Externally, the property benefits from impressive, tiered gardens complete with raised decking and a garage.

The property is well located in the secluded village of Flixton which affords excellent access to the A64 (York) and the A165 (Bridlington) as well as being only approximately 6 miles out of Scarborough. There is also a nearby popular public house/restaurant.

Early internal viewing does com highly recommended. To arrange your viewing please call our friendly team in the office on 01723 352235 or via the website www.cphproperty.co.uk.





ACCOMMODATION:

GROUND FLOOR

Entrance Hall

19'4" max x 15'8" max

Downstairs WC

7'6" x 2'11"

Lounge

12'5" x 11'9" max

Dining Room

15'5" max x 9'2"

Breakfast Kitchen/Diner

18'4" max x 18'4" max
plus 10'2" x 5'6" max

Utility/Boiler Room

9'10" x 4'11"

Sitting Room

21'3" max x 11'5" max

FIRST FLOOR

Landing

22'7" x 3'3"

Master Bedroom

15'8" max x 12'1" max

En-suite to the Master Bedroom

6'10" max x 5'2" max

Bedroom Two

15'1" max x 12'5" max

En-suite to Bedroom Two

5'2" max x 4'11" max

Bedroom Three

12'1" x 11'1" max into wardrobes

Bedroom Four

11'1" x 11'1" max into cupboards

Bathroom

12'5" max x 6'10" max

Details Prepared

TLPF/141024

Interested? Get in touch:

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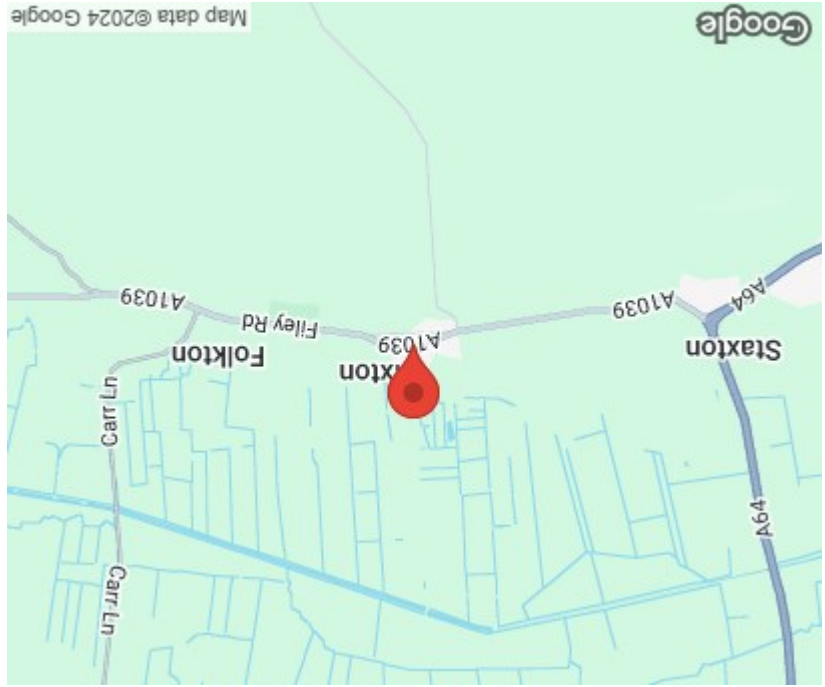
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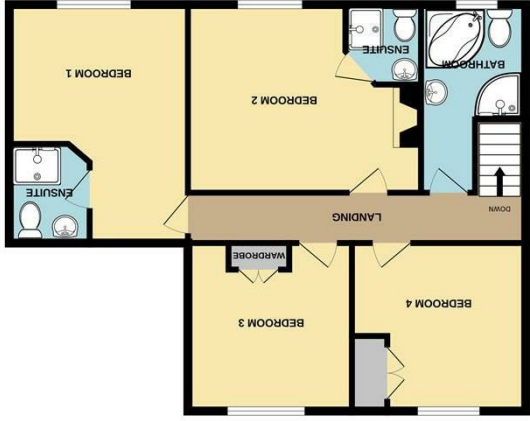
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy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



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



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
Energy Efficiency Rating	



1ST FLOOR
 780 sq.ft. (72.5 sq.m.) approx.

TOTAL FLOOR AREA: 1794 sq.ft. (166.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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GROUND FLOOR
 1014 sq.ft. (94.2 sq.m.) approx.