

41 Ridge Green, Scalby, Scarborough YO13 0QF Offers In The Region Of £330,000









- SPACIOUS AND WELL LAID OUT SEMI DETACHED BUNGALOW
- SET ON AN ENVIABLE CORNER PLOT
- GENEROUS LOUNGE, KITCHEN TO REAR AND CONSERVATORY.
- TWO DOUBLE BEDROOMS PLUS ATTIC SPACE OFFERING FURTHER POTENTIAL SUBJECT TO NECESSARY CONSENTS
- DOUBLE GARAGE AND DRIVEWAY WITH PARKING FOR NUMEROUS VEHICLES
- OPEN ASPECT VIEWS OVER FIELDS
- VACANT POSESSION AND NO ONWARD CHAIN

+++ THIS DECEPTIVELY SPACIOUS, TWO BEDROOM BUNGALOW set on an ENVIABLE GENEROUS CORNER PLOT WHICH REQUIRES SOME UPDATING BUT OFFERS GREAT FURTHER POTENTIAL TO INCREASE THE ACCOMODATION BY WAY OF LOFT CONVERSION SUBJECT TO THE NECESSARY CONSENTS/ REGULATIONS. BACKING ONTO OPEN FIELDS WITH OPEN ASPECT VIEWS. The property is also well located on a POPULAR SECLUDED CRESCENT within the ever popular village of SCALBY to the North of Scarborough. Offered with VACANT POSSESSION AND NO ONWARD CHAIN. +++

The accommodation itself briefly comprises of an entrance hall, generous lounge, Kitchen to rear with access into the conservatory, two double bedrooms and bathroom. The property also benefits from a generous loft area accessed via Pull down ladder. Currently divided into 3 areas. The previous vendors have plastered 2 of 3 areas and these areas are boarded. Benefitting from light/power and a double glazed window to side. Other properties in the area have converted the area into a useable loft bedroom with sea view and in our opinion this has the same potential subject to the necessary consents/ regulations. Outside the property benefits from a lawned garden to the front and generous driveway leading to the Double detached garage with a second sun room attached plus to the rear a private enclosed lawned garden with fenced boundaries and lovely open aspect views over fields and beyond. Being located within Scalby the property affords excellent access to a good range of amenities including local shops, tennis courts and bowling green, Scarborough rugby club, a choice of quality eating and drinking establishments, excellent dog walking along the old Scarborough to Whitby railway line plus the property is also near a regular bus route into town.

Early viewing is highly recommended to fully appreciate this well appointed, well proportioned property as well as the position, views and gardens. Properties of this nature within this location seldom stay on the market for long







Entrance Hall 14'5" x 3'11" widening to 6'2"

Lounge 15'8" x 13'1"

Kitchen 10'5" x 8'10"

Conservatory 11'9" x 7'10"

Bedroom One 13'1" x 10'5"

Bedroom Two 10'9" x 10'5"

Bathroom 6'2" x 5'2"

Boarded Loft Room

Accessed via Pull down ladder. Currently divided into 3 areas. The previous vendors have plastered 2 of 3 areas and the areas are boarded. The measurements/ Layout of the areas are shown on the floorplan. Benefitting from light and a double glazed window to side. Other properties in the area have converted the area into a useable loft bedroom with sea view and in our opinion this has the same potential subject to the necessary consents/ regulations. Access area from ladder 2.9 x 1.7. Area to the left with window 4.5 x 3.5. area to the right (un-plastered) 3.1 x 2.8 into eves.

Double Garage 17'4" x 16'4"

2 x up and over doors. Light and power. This could be retained as a garage or in our opinion offers potential to be converted into an area for home working or an annex subject to obtaining the necessary consents/ Regulations.

Sun Room/ Conservatory 2 9'10" x 5'10"

Attached to the side of the garage, separate to the main property. Double glazed.

Outside

Large enviable corner plot which backs onto open fields with lovely open aspect views. Lawned garden to the front.

The garden is laid mainly to lawn with generous Driveway with parking for numerous vehicles which leads to the Double Garage. Fenced boundaries.

Tenur

The property is FREEHOLD

Council Tax and EPC

Council Tax band D Epc rating -

Interested? Get in touch:

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



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TOTAL FLOOR AREA: 1489 sq.ft. (138.3 sq.m.) approx.



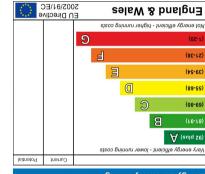


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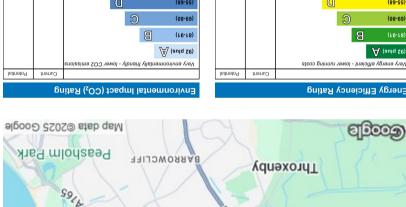
in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim

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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