



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 POSSESSION 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 ACCOMMODATION 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 eaves.

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.

Tenure

The property is FREEHOLD

Council Tax and EPC

Council Tax band D

Epc rating -



Interested? Get in touch:

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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



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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GROUND FLOOR  
1489 sq.ft. (138.3 sq.m.) approx.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
<p>A horizontal bar chart showing the Energy Efficiency Rating scale from A to G. The scale is represented by seven colored bars of decreasing length, each with a letter and a range of values in parentheses. The bars are: A (92 plus) in dark green, B (81-91) in medium green, C (69-80) in light green, D (55-68) in yellow, E (39-54) in orange, F (21-38) in dark orange, and G (1-20) in red. The text 'Very energy efficient - lower running costs' is on the left, and 'Not energy efficient - higher running costs' is on the right.</p>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Potential	Current	

