



31 Scalby Beck Road, Scalby, Scarborough, YO13 0RE
Asking Price £290,000



- TWO BEDROOM DETACHED BUNGALOW
- LIGHT AND AIRY LIVING ACCOMMODATION
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- GENEROUS LAWNED GARDENS
- OFF-STREET PARKING AND GARAGE
- SET WITHIN THE HIGHLY REGARDED SCALBY VILLAGE

Set within the highly regarded village of SCALBY is this TWO BEDROOM DETACHED BUNGALOW which is set within GENEROUS LAWNED GARDENS with OFF-STREET PARKING and a GARAGE. The internal accommodation is LIGHT and AIRY with TWO RECEPTION ROOMS, a CONSERVATORY and a SEPARATE WC. Early internal viewing is a MUST in order to fully appreciate the property and with it's excellent location we anticipate will seldom stay on the market long.

'In our opinion' the property is offered to the market in good order with double glazing throughout, gas central heating, solar panels and would make an ideal property for those seeking to downsize to an excellent location. The internal accommodation comprises in brief; entrance hallway with built-in storage, a spacious lounge with double doors to a conservatory which has further double doors to the gardens, a kitchen fitted with a range of units and an opening to a dining room with a large skylight, two double bedrooms with built-in wardrobes to bedroom one, a 'wet room' style shower room and a separate WC. The property does also provide further storage via a boarded loft space. External to the property lies a lawned garden, a block paved driveway and a garage to the front (with power) and to the rear lies generous lawned gardens with a gate to the far end leading onto Scalby Beck.



Being located in the heart of Scalby the property affords excellent access to both the Nags Head public house, The Plough bar & restaurant, The Yew Tree restaurant, a village shop together with both hair and beauty salons. Floodlit tennis courts, a bowls club together with the Scarborough Rugby Union Football Club also lie in close proximity. The property nearby to a regular bus route into Scarborough and is located near to Scalby Beck, ideal for dog walking.

To arrange a viewing today please contact our friendly and experienced sales team at CPH on 01723 352235 or visit our website www.cphproperty.co.uk



ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

Lounge

18'8" x 10'2"

Dining Room

11'9" x 9'2" max

Kitchen

10'2" x 10'2" max

Conservatory

13'1" x 11'1" max

Bedroom One

12'5" x 10'2"

Bedroom Two

10'5" x 9'10"

Shower Room

6'10" max x 5'6"

WC

5'6" x 2'11"

Details Prepared

TLAB/160822

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



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GROUND FLOOR
934 sq.ft. (86.8 sq.m.), approx.

