



2 Ridge Green, Scalby, Scarborough, YO13 0QF
Offers Over £390,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM DETACHED BUNGALOW
- GOOD DECORATIVE ORDER
- OFF-STREET PARKING & GARAGE
- WELL-MAINTAINED GARDENS
- SOUGHT AFTER LOCATION WITHIN SCALBY VILLAGE
- INTERNAL VIEWING HIGHLY RECOMMENDED

CPH are delighted to bring to market this SPACIOUS THREE BEDROOM DETACHED BUNGALOW which is set within the sought after village of SCALBY with OFF-STREET PARKING, GARAGE and well maintained GARDENS.

The property has been well maintained throughout with gas central heating and uPVC double glazing. The accommodation briefly comprises of: entrance hallway which has access into the boarded loft space, light and airy lounge with a log burner, a generous kitchen/diner fitted with a range of wall/base units and an electric double oven, three bedrooms and a white three-piece suite shower room. Externally, to the front of the property lies off-street parking and access to the garage. To the rear of the property lies well-maintained gardens mainly being paved with a summerhouse and a log store.

The property is well located within the ever popular Scalby village and affords excellent access to a wide range of facilities and amenities including the Scalby bowls club and tennis courts, local store, popular public house, restaurant and café, Scarborough Rugby Club/Gym plus is also within proximity to Scalby beck and the Old railway line- ideal for walkers and dog owners.

INTERNAL VIEWING is highly recommended to fully appreciate the space, setting and features on offer with this lovely property. To arrange a viewing, please contact CPH Property Services on 01723352235.





ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

15'8" max x 13'5" max

Lounge

17'0" x 12'5" max

Kitchen/Diner

19'0" max x 13'1" max

Bedroom One

15'5" x 12'1" max

Bedroom Two

11'9" x 11'5"

Bedroom Three

9'6" x 8'2"

Shower Room

8'10" x 8'2"

OTHER:

Garage

17'0" x 8'6"

Details Prepared

TLPF/150125



Interested? Get in touch:

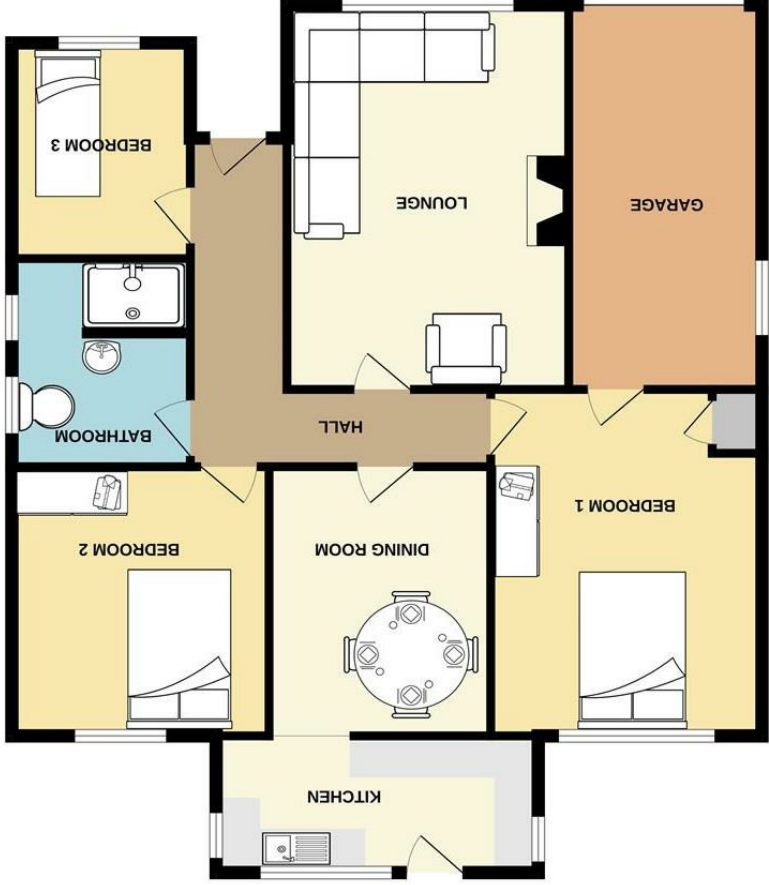
19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

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



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 misstatement. 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.
Made with AutoCAD 2005.



GROUND FLOOR

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Current	Potential	

England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions		
(1-20)	G	
(21-38)	F	
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