



75 Hovingham Drive, Scarborough YO12 5XT
Guide Price £270,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Beautifully presented and well laid out Detached Bungalow set on a generous corner plot
- Lounge Diner and Modern Kitchen
- Three bedrooms and Modern Shower room
- Off St parking and Garage
- Substantial Wrap around Gardens
- Tucked away on a private drive just off Hovingham Drive
- Viewing is highly recommended and by appointment with CPH

+++GENEROUSLY SIZED THREE BEDROOM DETACHED BUNGALOW, well located within a PRIVATE COURTYARD off Hovingham Drive, CLOSE TO THE HOSPITAL on this popular North side development. The bungalow occupies an enviable plot with a generous, PRIVATE, ENCLOSED REAR and SIDE GARDEN as well as a SINGLE GARAGE and OFF ROAD PARKING to the front+++

The accommodation itself briefly comprises of an entrance hall, generous open plan 'L lounge/diner with two sets of sliding doors to the front and rear gardens, "U" shaped neutral kitchen, three bedrooms and a spacious Modern Shower room. To the outside the property benefits from gardens to the front, side and rear of which are part south facing! 'In our opinion' the property is beautifully presented having had many improvements by the current vendor.



Being located to the North/West side of Scarborough means the bungalow affords good access to a range of amenities in the immediate area most notably, local shops, public house and Scarborough hospital as well as being on a regular bus route into Scarborough. A little further and you can enjoy all the abundance of amenities on Falsgrave including a supermarket, doctors surgery and a choice of popular eating and drinking establishments. Early internal viewing highly recommended to fully appreciate this well-proportioned and laid out home as well as the position and generous well kept gardens on offer. Properties of this nature within this location seldom stay on the market for long. Call our friendly team in the office today on 01723 352235 to arrange your viewing or visit www.cphproperty.co.uk.



Accommodation

Main entrance door, handy storage and access to:

Entrance Hall
5'6" x 3'7"

Kitchen
8'10" x 7'10"
fitted with a range of wall and base units.

Lounge Area
16'0" x 11'1"
The lounge and Diner are a combined space but we felt best to provide separate measurements, please also refer to the floorplan. With Sliding doors leading out to the garden at the rear.

Dining Area
With Sliding doors leading out to the front garden and door leading into:

Inner Hall
Loft access to roof space. Doors off to:

Bedroom One
12'1" x 8'6"

Bedroom Two
10'5" x 9'2"

Bedroom Three
7'6" x 6'10"

Shower room
9'6" x 6'2"

Outside

The plot is set on a enviable Generous plot and tucked away up a private drive off Hovingham drive. The property benefits from a low maintenance frontage with block paving. Steps lead up to the front door. There is Off street parking to the front and also access to the single Garage which belongs to the property.

The garden is of generous proportions and goes round the whole of the property but we feel is still low maintenance being laid mainly to lawn with hedge boundaries and a sectioned off seating and entertaining area.

Tenure

The property is Freehold

EPC and Council Tax

EPC - Tbc

Council Tax - Band C

Details prepared by/ Date

GV 06/08/24



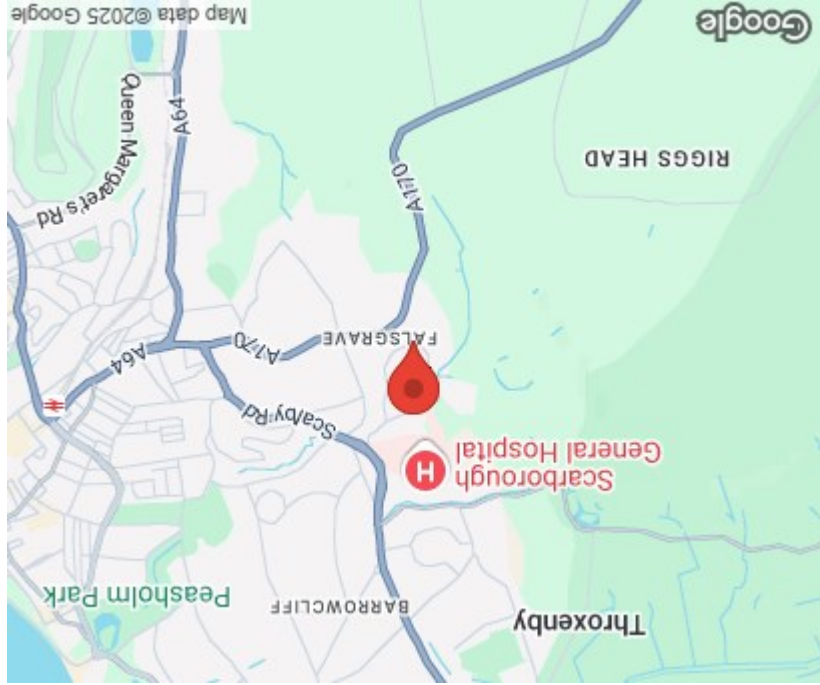
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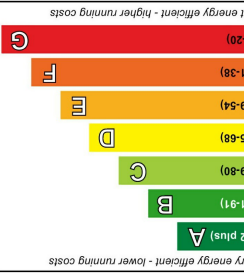


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



| 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 | | |
| | (1-20) | |
| G | | |
| Not energy efficient - higher running costs | | |

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