



Holly Tree House, 39 Hackness Road, Scarborough, YO12 5SD

Guide Price £595,000

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Hackness Road, Scarborough

Guide Price £595,000

This IMPOSING, DETACHED HOUSE of INDIVIDUAL DESIGN which is offered to the market in EXCELLENT DECORATIVE ORDER having been RECONFIGURED on the ground floor with a MODERN OPEN PLAN BREAKFAST KITCHEN/DINER and is well located on a popular tree lined road within the NEWBY AREA of Scarborough. The property is set on a GENEROUS PLOT with SUBSTANTIAL GRAVELLED DRIVEWAY/FRONTAGE leading to a DETACHED DOUBLE GARAGE, at the rear is a GENEROUS, SOUTH FACING PRIVATE LAWNED GARDEN.

The ground floor has been reconfigured to provide spacious modern living arrangements and comprises of a covered porch entrance, a sizeable entrance hall with built in cloaks cupboard and separate ground floor wc. From the hall lies a door to a generous lounge which has double doors out to the rear garden and again from the hall lies a further door into the stunning breakfast kitchen/diner which is complete with a modern kitchen and centre island. To the first floor are three double bedrooms, one of which benefits from an en-suite shower room and fitted wardrobes. There is also a generous landing with built in cupboards, a spacious house bathroom with four piece suite plus a home office/study.

Being located within the sought after Newby area of Scarborough the house offers excellent access to a wide range of amenities including 'Proudfoots' supermarket, a 24 hr garage, library, public house/restaurant, tea rooms, popular junior and secondary schools as well as being on a regular bus route into town. There is also excellent walks nearby along Scalby beck or up into Raincliffe woods making the property ideal for families.

Internal viewing highly recommended to fully appreciate the space, finish and setting on offer from this unique, characterful home. Properties of this nature, within this location seldom stay on the market for long. If you wish to book a viewing please contact CPH today on or visit our website www.cphproperty.co.uk.

- WELL PRESENTED, CHARACTERFUL DETACHED HOUSE
- THREE BEDROOMS WITH EN-SUITE TO THE MASTER
- STUNNING OPEN PLAN BREAKFAST KITCHEN/DINER
- GENEROUS SOUTH FACING PRIVATE REAR GARDEN
- AMPLE OFF-STREET PARKING WITH DOUBLE GARAGE
- SOUGHT AFTER LOCATION WITHIN NEWBY



ACCOMMODATION

GROUND FLOOR

Covered Porch

Entrance Hall

13'1" max x 9'6" max

Downstairs WC

6'2" x 5'2"

Cloak Room

5'2" x 4'3"

Lounge

20'0" max x 11'9" max

Open Plan Breakfast

Kitchen/Diner

24'3" max x 20'11" max

FIRST FLOOR

Landing

Master Bedroom

12'9" x 11'9"

En-suite to the Master

Bedroom

11'9" x 3'11"

Bedroom Two

16'8" max x 11'9"

Bedroom Three

12'5" max x 10'9"

House Bathroom

13'5" max x 6'2" max

Office/Study

8'10" x 5'6"

OTHER:

Front

To the front of the property lies a generous gravelled driveway, which is enclosed by mature planted and fenced borders with ample off-street parking running the full width of the property and leads to a:

Double Detached Garage

With an electric, remote control up and over door, light, powerpoints and a service door to the side aspect leading to the:

Rear Garden

The rear of the property benefits from a generous south facing garden laid mainly to lawn with a secluded paved patio area and is complete with mature trees, flower and shrub borders, fenced and conifer boundaries and a gravelled pathway which leads to a greenhouse.

Details Prepared/Ref

TLPP/210225



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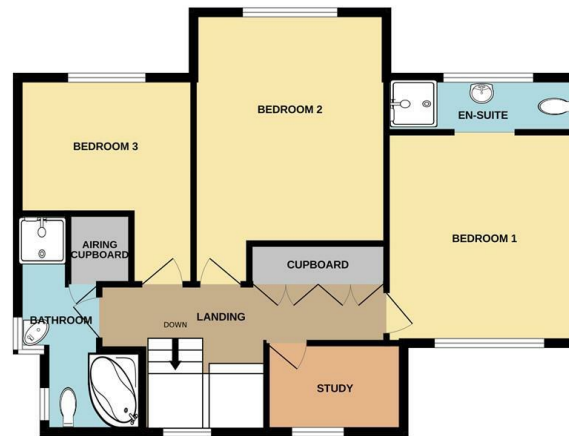




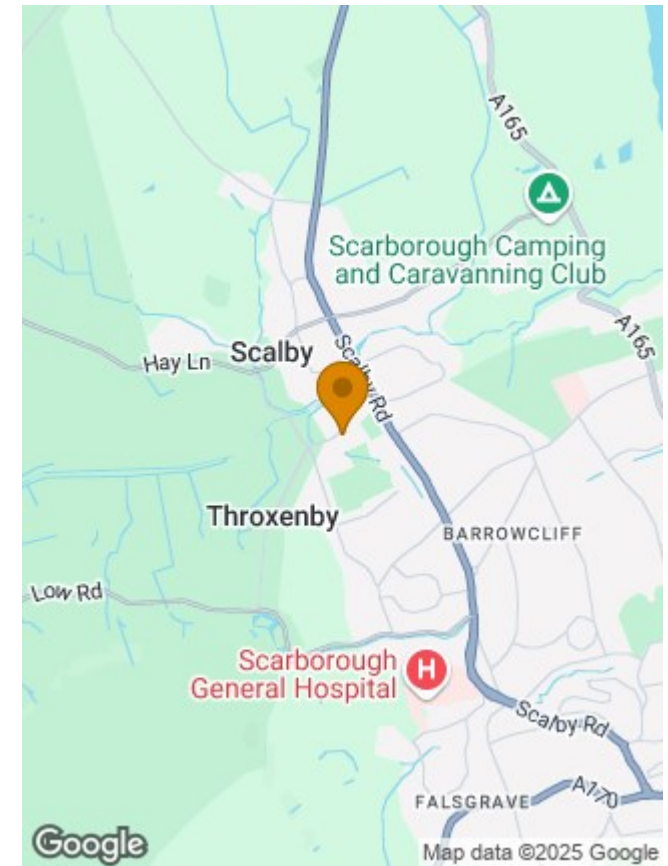
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
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	

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



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t. 01723 352235 e. sales@cphproperty.co.uk

19 St.Thomas Street, Scarborough YO11 1DY

www.cphproperty.co.uk

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