



43 Hackness Road, Scarborough, YO12 5SD

Offers Over £450,000

Prestige
Collection
cphproperty.co.uk



Hackness Road, Scarborough

Offers Over £450,000

CPH are delighted to bring to market this ENVIABLE DETACHED FAMILY HOME with GENEROUS LIVING ACCOMMODATION, THREE BEDROOMS, TWO RECEPTION ROOMS and GROUND FLOOR W/C/UTILITY. The property benefits from a DRIVEWAY, GARAGE WITH POWER and LANDSCAPED GARDENS. Located in the POPULAR NEWBY area.

The property has been well maintained with gas central heating and uPVC double glazing throughout. The accommodation briefly comprises of: the entrance porch leading to the main hallway with stairs to the first floor, the bay fronted living room with multi-fuel wood burner, the open plan kitchen/dining room with multi-fuel wood burner, a pantry and double doors to the rear, Through the kitchen area is a further hallway providing access to the ground floor W/C/utility room and further access to the rear. To the first floor lies a landing that provides access to the fully boarded loft room with lighting and two Velux windows, three bedrooms and the family bathroom complete with four-piece suite. Externally, the front of the property benefits from a gravels hardstanding garden and a gated driveway leading to the single garage with power. The rear of the property offers attractive south facing landscaped gardens with multiple paved seating areas.

Being located within the Newby area the property affords excellent access to a wide range of amenities including local shops, 24hr garage, 'Proudfoots' supermarket, library, doctor's surgery, public house/restaurant and is also on a regular bus route into Scarborough. Properties of this nature and finish are seldom found on the market within this location, therefore early internal viewing is highly recommended.

Internal viewing is a must to fully appreciate the finish, setting and surroundings on offer from this lovely family home. Call our friendly team at CPH today to arrange a viewing on 01723352235 or visit www.cphproperty.co.uk

- ENVIABLE DETACHED FAMILY HOME
- GENEROUS LIVING ACCOMMODATION
- WELL PRESENTED
- DRIVEWAY & GARAGE WITH POWER
- THREE BEDROOMS
- LANDSCAPED GARDENS



ACCOMMODATION

GROUND FLOOR

Entrance Porch

Hallway

Living Room
13'10" x 13'7"

Dining Room
14'9" x 11'4"

Kitchen
10'4" x 8'10"

Pantry

Hallway

Utility
Cloakroom/W/C
6'10" x 5'4"

FIRST FLOOR

Landing

Bedroom 1
14'9" x 11'3"

Bedroom 2
11'11" x 11'3"

Bedroom 3
9'2" x 8'3"

Bathroom
9'6" x 9'4"

OTHER:

External

The front of the property benefits from a gravel hardstanding garden, a driveway and single garage. The rear of the property offers south facing landscaped gardens with paved patio seating areas.

Garage
17'6" x 11'0"

Log Store
5'11" x 2'5"

Shed
6'1" x 3'10"

Double Kennel
7'10" x 7'11"

Details
Council Tax banding - E

LCAB



Set within the POPULAR NEWBY area of Scarborough is this SPACIOUS, THREE BEDROOM DETACHED HOME.





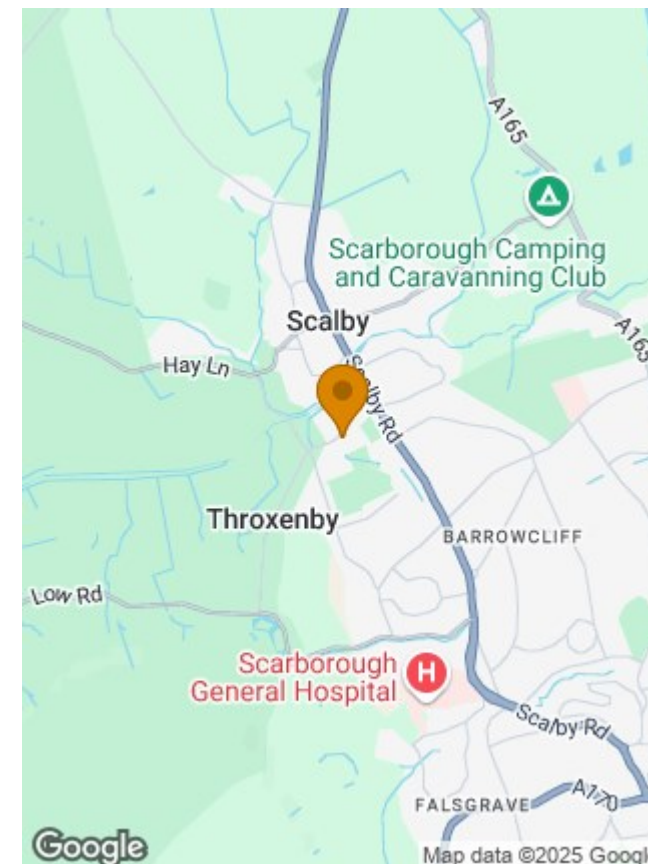




TOTAL FLOOR AREA: 1375 sq.ft. (127.7 sq.m.) approx.

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	



Interested? Get in touch today:
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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