



CPH

21 Hackness Road, Scarborough YO12 5SD

Offers In The Region Of £700,000

Prestige
Collection
cphproperty.co.uk



Hackness Road, Scarborough

Offers In The Region Of
£700,000

CPH are DELIGHTED to offer this IMPOSING 'former doctors surgery' DETACHED RESIDENCE that is bursting with CHARACTER with SIX BEDROOMS, FIVE RECEPTION ROOMS, THREE BATHROOMS and THREE W/C's. The property benefits from an IMPRESSIVE CURB APPEAL, AMPLE OFF-STREET PARKING, ATTRACTIVE GARDENS. It is located in the SOUGHT AFTER NEWBY AREA and has NO ONWARD CHAIN.

The property will be of interest to a multitude of buyers as it is ideal for an investment opportunity, multi-generational living and the perfect home for a large family. The accommodation briefly comprises to the ground floor of: two entrance porches leading to the substantial main hall, the lounge, dining room, kitchen, the utility room, room for storage, the conservatory two further reception rooms and two ground floor W/C's. To the first floor lies a generous landing with storage space, the master bedroom with generous ensuite bathroom, dressing room and double doors leading to the balcony, three further bedrooms, two further bathrooms and a separate W/C. To the second floor lies a landing and two further double bedrooms and ample storage space. externally, the front of the property benefits from impressive curb appeal, ample off-street parking and a generous patio surrounding the property. The rear of the property offers an attractive lawned garden with a block paved patio seating area and mature planting and shrubbery 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 are seldom found on the market within this location, therefore early internal viewing is highly recommended.

Internal viewing is a must to fully appreciate this exceptionally substantial residence. Call our friendly team at CPH today to arrange a viewing on 01723352235 or visit www.cphprope

- SIX BEDROOM DETACHED RESIDENCE
- OFF-STREET PARKING
- SOUGHT AFTER NEWBY LOCATION
- FIVE RECEPTION ROOMS INCLUDING CONSERVATORY
- LAWNED GARDENS
- VAST MASTER BEDROOM, EN SUITE AND DRESSING ROOM



ACCOMMODATION

GROUND FLOOR

Lounge

19'0" x 18'0"

Dining Room

19'0" x 11'9"

Kitchen

24'3" x 16'4"

Reception Room

17'4" x 11'9"

Reception Room

11'9" x 8'10"

Conservatory

15'8" x 13'1"

Utility

W/C

FIRST FLOOR

Master Bedroom

16'10" x 14'7"

Bedroom

17'2" x 9'10"

Bedroom

13'1" x 11'9"

Bedroom

16'0" x 9'10"

Bathroom

W/C

SECOND FLOOR

Bedroom

12'5" x 9'10"

Bedroom

19'8" x 10'11"

External

The front of the property benefits from impressive curb appeal, ample off-street parking and a generous patio surrounding the property. The rear of the property offers an attractive lawned garden with a block paved patio seating area and mature planting and shrubbery areas.

Details

Council Tax Banding - H

PLEASE NOTE: This property has previously had planning permission to be converted into three separate residences, which could include two; end terrace three bedroom homes and one mid-terrace four bedroom home. If you would like further details on this please contact the sales team on 01723352235.

LCAB03102023



AN IMPOSING 'FORMER DOCTOR'S SURGERY' DETACHED RESIDENCE with SIX BEDROOMS, GENEROUS LIVING ACCOMMODATION, ATTRACTIVE GARDENS & OFF-STREET PARKING.

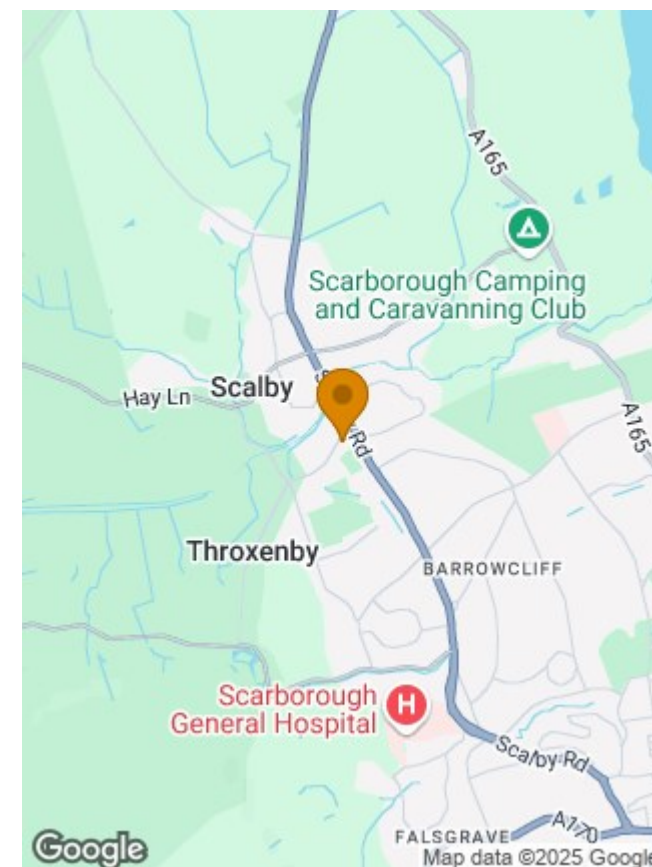








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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