



38 Malvern Crescent, Scarborough YO12 5QW
Asking Price £220,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW
- EXTENSIVE CORNER PLOT WITH LARGE GARDENS & FURTHER WOODED AREA
- POPULAR CENTRAL LOCATION CLOSE TO TOWN & HOSPITAL
- NO ONWARD CHAIN
- OFF-STREET PARKING & GARAGE

Nestled in the charming Malvern Crescent, Scarborough, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for those seeking a tranquil retreat or a family home. The bungalow features two inviting reception rooms, providing ample space for relaxation and entertaining.

One of the standout features of this property is its large corner plot, which not only enhances the outdoor space but also includes a wooded area at the rear of the gardens, perfect for nature lovers or those seeking a bit of privacy. The substantial gardens are complemented by a lovely conservatory, allowing you to enjoy the views of your garden throughout the year.

This bungalow comes with the added benefit of off-street parking, along with a garage, ensuring that parking is never a concern. The property is offered with no onward chain, making it an attractive option for those looking to move in swiftly.

Situated in a popular central location, this home boasts fantastic transport links and is within walking distance of Falsgrave and the local hospital, making it an ideal choice for both families and professionals. This semi-detached bungalow is a rare find in Scarborough, combining a peaceful setting with easy access to local amenities. Don't miss the opportunity to make this charming property your new home.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

Living Room
17'0" x 12'1" max

Kitchen
11'1" x 8'2" max

Conservatory
11'5" x 8'10" max

Bedroom 1
14'5" x 11'1" max

Bedroom 2
12'1" x 9'6" max

Bathroom
5'10" x 6'10" max

Externally

To the front of the property lies a planted front garden and a shared driveway leading to a private parking space and single garage with power. To the rear of the property lies a low maintenance rear garden with paved seating area, pond, greenhouse and access to a further wooded area which is owned by the property.

Details Prepared
AB290425



Interested? Get in touch:

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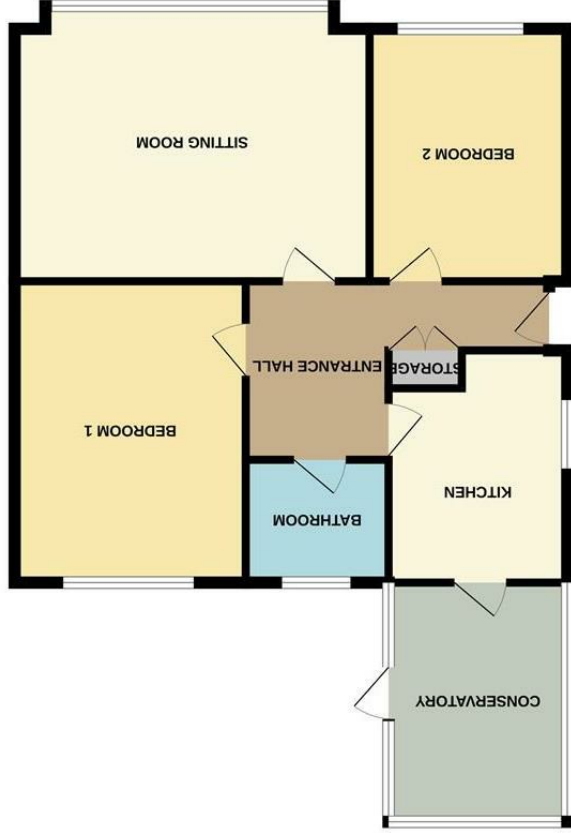
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



While every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan 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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TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.



GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.

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	
	(1-20) G	
	Very environmentally friendly - lower CO ₂ emissions	
	(92 plus) A	
	(81-91) B	
	(69-80) C	
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Energy Efficiency Rating		
Current	Potential	

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	(1-20) G	
Environmental Impact (CO ₂) Rating		
Current	Potential	

