



12 Hall Park Grove, Scalby, Scarborough, YO13 0RH
Price Guide £550,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM DETACHED BUNGALOW
- EXCELLENT DECORATIVE ORDER THROUGHOUT
- EN-SUITE TO THE MASTER
- OFF-STREET PARKING & GARAGE/UTILITY
- WELL MAINTAINED GARDENS
- CUL-DE-SAC LOCATION WITHIN SCALBY
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Nestled in the charming village of Scalby, Scarborough, this immaculate three-bedroom detached bungalow offers a perfect blend of comfort and convenience. The property is situated on Hall Park Grove, an excellent location that is close to local amenities and bus routes, making it ideal for those seeking a peaceful yet accessible lifestyle.

As you enter the bungalow, you are greeted by a welcoming entrance hallway featuring built-in storage, providing both practicality and style. The spacious bow fronted lounge window invites natural light, creating a warm and inviting atmosphere. The modern kitchen/diner is perfect for both cooking and entertaining, allowing for a lovely flow throughout the living spaces. The accommodation comprises furthermore of a master bedroom complete with an en-suite wet room, ensuring privacy and comfort. Additionally, there are two further well-proportioned bedrooms and a stylish house bathroom, catering to all your family needs.



Externally, the property boasts a block-paved frontage that offers ample off-street parking and convenient access to the garage/utility area. The rear garden is a true highlight, featuring a well-maintained lawn and a paved seating area with shelter, making it an ideal spot for outdoor entertaining or simply enjoying the tranquil surroundings.

Offered to the market with no onward chain, this bungalow is a rare find in a sought-after location. Viewing is highly recommended to fully appreciate the exceptional condition and the lifestyle this property has to offer.



ACCOMMODATION:

GROUND FLOOR

Entrance Hallway
12'9" max x 12'1"
max

Lounge
16'8" x 11'9"

Modern
Kitchen/Diner
20'4" x 14'9" max

Bedroom Two
13'9" max into
wardrobes x 9'6" max

Master Bedroom
12'1" x 11'9"

En-suite to the
Master
8'10" x 6'6"

Bedroom Three
11'9" x 11'1"

Bathroom
8'2" x 4'11"

OTHER:

Garage/Utility Room
20'4" x 10'5"

Details Prepared
TLPF/010525



Interested? Get in touch:

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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



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TOTAL FLOOR AREA: 1293 sq.ft. (120.1 sq.m.) approx.



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