



189 Scalby Road, Scarborough YO12 6TE
Offers Over £350,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM DETACHED HOUSE IN POPULAR NORTH SIDE LOCATION
- BEAUTIFULLY MAINTAINED GARDENS FRONT & REAR
- OFF-STREET PARKING & GARAGE
- GROUND FLOOR EXTENSION & W/C
- BOARDED LOFT ROOM/HOBBIES ROOM

Located on Old Scalby Road in the charming town of Scarborough, this delightful three-bedroom extended detached house offers a perfect blend of comfort and convenience. Situated in a popular location, the property is ideally positioned close to the hospital, making it a practical choice for families and professionals alike.

Upon entering, you are welcomed into an elegant hallway leading to a spacious open-plan kitchen, dining, and sitting room, which creates a warm and inviting atmosphere for both relaxation and entertaining. The ground floor also features a well-proportioned living room, providing ample space for family gatherings or quiet evenings at home. A convenient downstairs w/c and utility adds to the practicality of the layout.

The property boasts three generously sized bedrooms, ensuring plenty of room for family or guests. The beautifully maintained front and rear gardens are a true highlight, offering a serene outdoor space to unwind. The rear garden features a summerhouse, decked and paved seating areas, a greenhouse, and a storage shed, making it an ideal spot for gardening enthusiasts or those who simply enjoy outdoor living.

For those with vehicles, the property provides off-street parking for up to three vehicles, along with a garage for additional storage or workshop space. A unique feature of this home is the boarded loft room, accessible via a ladder and complete with a Velux window, offering potential for a variety of uses, whether as a study, hobbies room or additional storage.

This property is a wonderful opportunity for anyone seeking a well-maintained home in a desirable location. With its charming features and ample space, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.

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





ACCOMMODATION

GROUND FLOOR

Living Room
7.1 x 3.9 max (23'3" x 12'9" max)

Kitchen
3.8 x 3.3 max (12'5" x 10'9" max)

Sitting/Dining Room
4.1 x 4.5 max (13'5" x 14'9" max)

Utility
1/2 x 1.0 max (3'3"/6'6" x 3'3" max)

W/C
1.9 x 1.0 max (6'2" x 3'3" max)

FIRST FLOOR

Bedroom 1
4.1 x 4.3 max (13'5" x 14'1" max)

Bedroom 2
3.9 x 3.2 max (12'9" x 10'5" max)

Bedroom 3
2.9 x 2.1 max (9'6" x 6'10" max)

Bathroom
3.5 x 1.8 max (11'5" x 5'10" max)

SECOND FLOOR

Loft Room
2.4 x 6.4 max (7'10" x 20'11" max)

Externally

To the front of the property lies a front paved garden and off-street parking for up to two vehicles leading to a further parking area beyond the gates and a single garage. To the rear of the property lies a beautifully maintained and mature rear garden with multiple seating areas, storage, greenhouse and summer house with power.

Details Prepared
AB200525



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

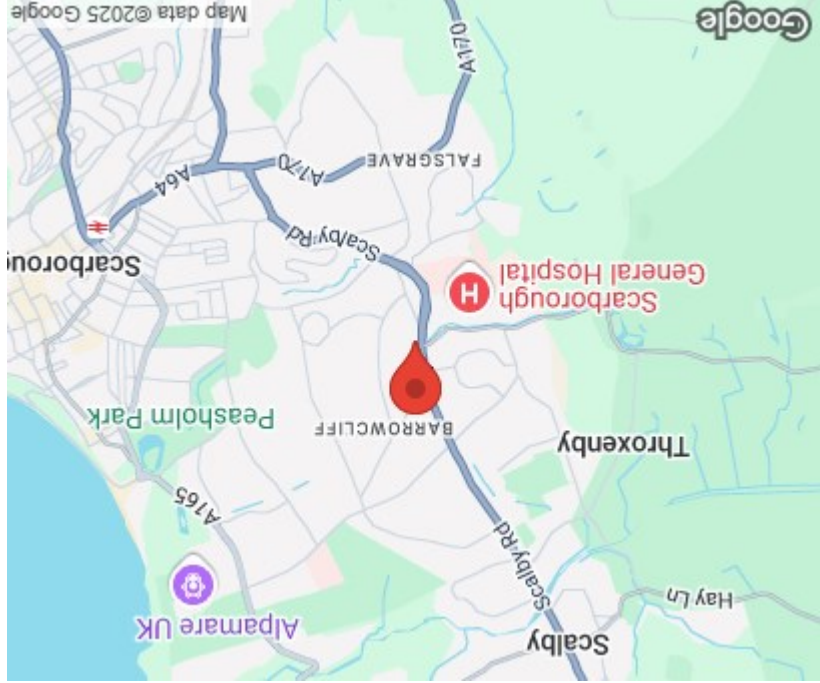
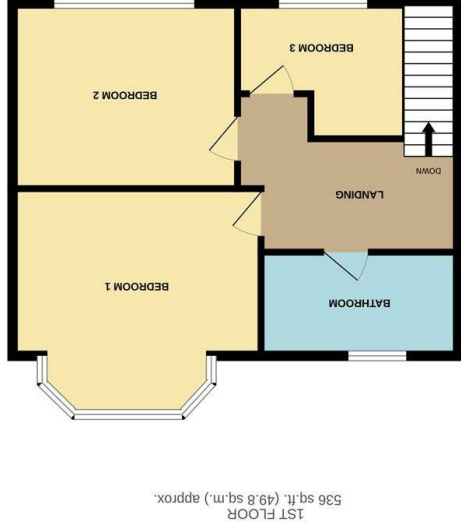
CPH

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



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.
Made with floorplan ©2025

TOTAL FLOOR AREA: 1255 sq. ft. (116.6 sq.m.) approx.



Energy Efficiency Rating		
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		
Potential	Current	
63	61	

Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
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		
Potential	Current	