



63 Pinewood Drive, Scarborough YO12 5JP
Asking Price £295,000



- THREE/FOUR BEDROOM DETACHED FAMILY HOME
- OFF-STREET PARKING & GARAGE
- TWO BATHROOMS & SEPERATE WC
- LARGE LANDSCAPED REAR GARDEN
- POPULAR CUL DE SAC LOCATION CLOSE TO HOSPITAL

Located in the desirable cul-de-sac of Pinewood Drive, Scarborough, this charming three/four bedroom detached house offers a perfect blend of comfort and convenience. The property is ideally situated within walking distance to both the local hospital and the vibrant town centre, making it an excellent choice for families and professionals alike.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining. The open plan kitchen and dining area is a highlight of the home, featuring sliding doors that seamlessly connect the indoor space to the beautifully landscaped gardens. This outdoor oasis boasts both paved and decked seating areas, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

The property comprises three/four well-proportioned bedrooms with the fourth currently utilised as an office, ensuring plenty of room for everyone. The master bedroom benefits from an ensuite bathroom, while a further family bathroom and a convenient separate w/c cater to the needs of the household.

For those with vehicles, the property offers off-street parking for up to three vehicles, including a block-paved drive and an integral garage, providing both security and ease of access.

This delightful home is not only a sanctuary of comfort but also a practical choice for modern living. With its attractive gardens, spacious interiors, and prime location, it presents an exceptional opportunity for anyone looking to settle in the heart of Scarborough.

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





ACCOMMODATION

GROUND FLOOR

Integral Garage
17'8" x 11'9" max

Bedroom 4/Office
11'9" x 10'5" max

Utility Room
8'2" x 7'6" max

FIRST FLOOR

Living Room
17'8" x 12'1" max

Dining Room
11'9" x 10'5" max

Kitchen
11'9" x 7'10" max

WC
6'2" x 2'3" max

SECOND FLOOR

Bedroom 1
15'8" x 11'9" max

En-Suite
5'6" x 5'10" max

Bedroom 2
11'9" x 10'5" max

Bedroom 3
11'9" x 7'10" max

Externally

To the front of the property lies off street parking for two vehicles via a block paved driveway leading to a integral single garage. To the rear of the property lies a landscaped and tiered rear garden with paved and decked seating areas and wild garden to the top.

Details Prepared
AB210525



Interested? Get in touch:

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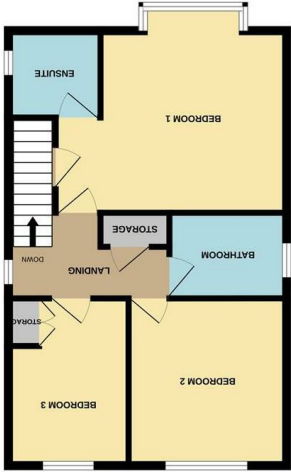
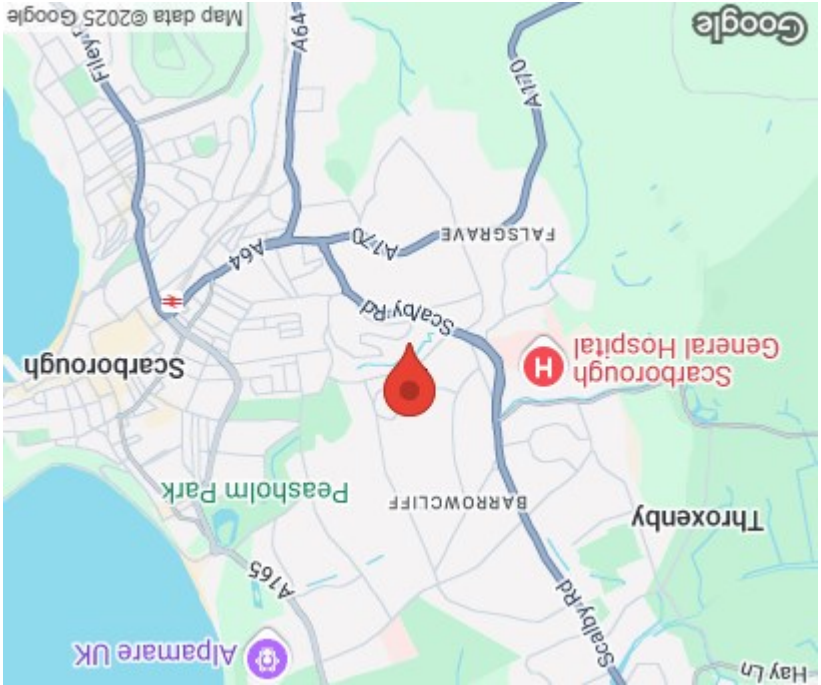
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any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

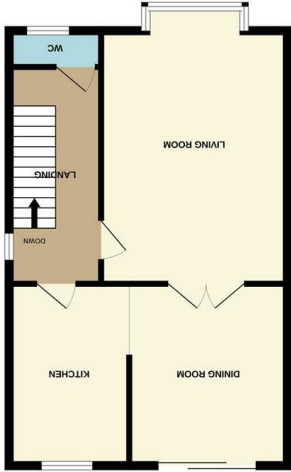


England & Wales				
EU Directive 2002/91/EC				
	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	
			(92 plus) A	
			(81-91) B	
			(69-80) C	
			(55-68) D	
			(39-54) E	
			(21-38) F	
			Not environmentally friendly - higher CO ₂ emissions	
			(1-20) G	

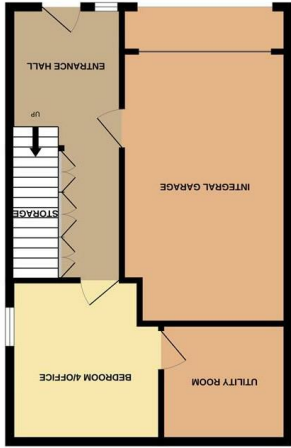
Energy Efficiency Rating			
Very energy efficient - lower running costs	Current	Potential	
A horizontal bar chart showing the Energy Efficiency Rating scale from A to G. The scale is represented by seven colored bars of decreasing length, each labeled with a letter and a range of values in parentheses. The bars are: A (92 plus) in light blue, B (81-91) in medium blue, C (69-80) in dark blue, D (55-68) in light green, E (39-54) in medium green, F (21-38) in dark green, and G (1-20) in black. The bars are arranged from top to bottom, with A at the top and G at the bottom.			
	(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			
EU Directive 2002/91/EC			
England & Wales			



2ND FLOOR
522 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



GROUND FLOOR
511 sq.ft. (47.3 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.

TOTAL FLOOR AREA: 1554 sq.ft. (144.4 sq.m.) approx.