



56 Scholes Park Road, Scarborough YO12 6QY
Offers Over £400,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- FIVE BEDROOM EXTENDED SEMI DETACHED FAMILY HOME
- POPULAR NORTH SIDE LOCATION & SCALBY SCHOOL CATCHMENT
- IMMACULATELY PRESENTED THROUGHOUT
- OFF-STREET PARKING & GARAGE
- THREE BATHROOMS, THREE RECEPTION ROOMS

Nestled in the desirable area of Scholes Park Road, Scarborough, this impressive five-bedroom semi-detached bungalow offers a perfect blend of comfort and convenience. Located close to the scenic North Bay and the prestigious North Cliff Golf Course, this property is also within the catchment area for the highly regarded Scalby School, making it an ideal choice for families.

Upon entering, you will find three spacious reception rooms that provide ample space for relaxation and entertainment. The ground floor also features a convenient shower room and a dedicated office, perfect for those who work from home or require additional space for study. The master bedroom is a true highlight, boasting a balcony, walk-in dresser and a luxurious four-piece en-suite bathroom, ensuring a private retreat for the homeowners.

The property is complemented by generous off-street parking, accommodating up to five vehicles, along with a garage for added convenience. The large private rear garden is a delightful outdoor space, featuring a substantial garden room equipped with light, power, and a charming log burner, making it an excellent spot for gatherings or quiet evenings. In addition to this the rear of the garage has been converted into a dedicated utility room with plumbing and power.

This bungalow is not only a comfortable family home but also a fantastic opportunity to enjoy the best of Scarborough living. With its prime location, spacious interiors, and beautiful outdoor areas, this property is sure to attract interest from discerning buyers. Do not miss the chance to make this wonderful home your own.

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





ACCOMMODATION

GROUND FLOOR

Lounge
18'4" x 13'1" max

Dining Area
10'9" x 9'10" max

Snug
10'9" x 10'2" max

Kitchen
14'5" x 10'2" max

Sitting Room/Bedroom
16'8" x 13'5" max

Office/Bedroom
11'9" x 6'10" max

Shower Room/Cloak Room
11'9" x 4'3" max

FIRST FLOOR

Bedroom 1
17'8" x 10'2" max

En-Suite
8'10" x 9'10" max

Bedroom 2
11'1" x 17'0" max

Bedroom 3
11'9" x 12'9" max

Bathroom
7'10" x 6'2" max

Externally

To the front and side of the property lies a block paved driveway which provides off street parking for multiple vehicles leading to a detached garage. To the rear of the property lies a well presented and private rear garden with paved seating area, external utility and a well equipped garden room with power and light.

Details Prepared
AB190625

Interested? Get in touch:

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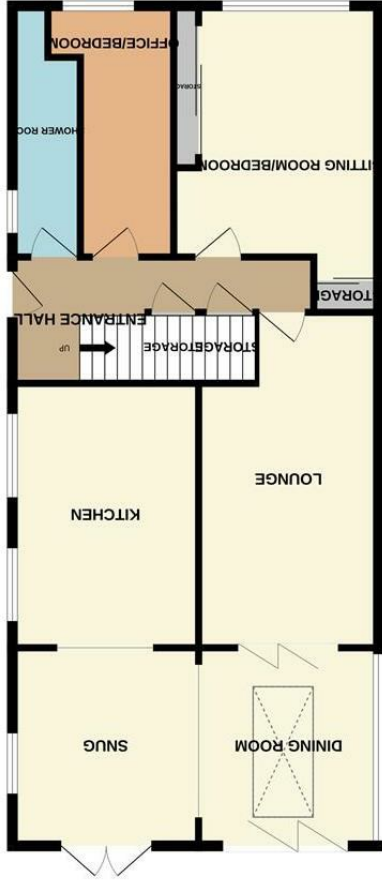
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any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

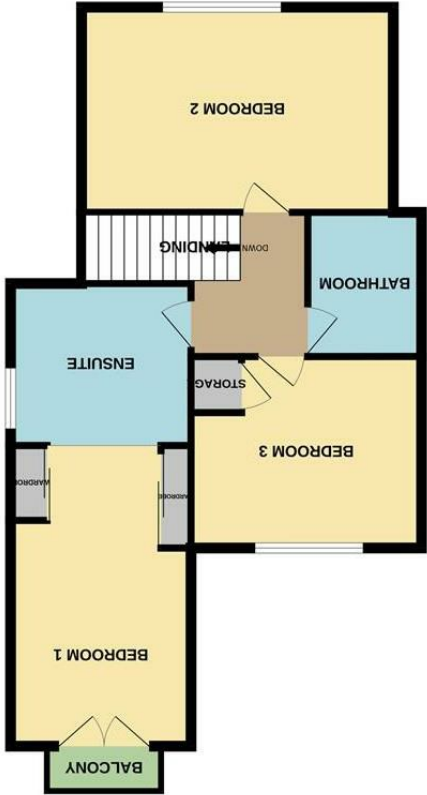


Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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 Bluebeam 12/2025.

TOTAL FLOOR AREA : 1613 sq.ft. (149.9 sq.m.) approx.



GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
Current		
Potential		

England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions		
Very environmentally friendly - lower CO ₂ emissions		
Current		
Potential		

