



CPH

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For over 30 years

Osgodby Lodge Filey Road, Scarborough
£695,000



Osgodby Lodge Filey Road

Scarborough, Scarborough

- MASTER & SECOND BEDROOM WITH EN-SUITE
- IMPOSING DETACHED FAMILY HOME
- TWO GARAGES
- FANTASTIC SEA AND COUNTRYSIDE VIEWS
- AMPLE OFF-STREET PARKING
- WRAP AROUND LANDSCAPED GARDENS
- FOUR BEDROOMS
- DESIRABLE LOCATION ON SCARBOROUGH'S SOUTH SIDE

CPH are delighted to bring to market this IMPOSING DETACHED FAMILY HOME with FOUR BEDROOMS, THREE BATHROOMS and TWO RECEPTION ROOMS. The property benefits from WRAP AROUND GARDENS, SUBSTANTIAL DRIVEWAY and TWO GARAGES. Located in Scarborough's desirable SOUTH SIDE with SUPERB PANORAMIC VIEWS to the SEA and COUNTRYSIDE.

The property has been excellently maintained through out with gas central heating and uPVC double glazing. The accommodation briefly comprises of: the entrance vestibule leading to the main hallway with stairs leading to the first floor, a generous bay fronted lounge with fire place, the dining room with bay window, the downstairs W/C and the substantial breakfast/kitchen area with kitchen island and access to the utility room and garage. To the first floor lies a landing that provides access to the boarded loft space via a pull down ladder, the loft space is currently separated into individual rooms with feature windows with beautiful views and has potential to create extra living accommodation subject to planning permission. The landing also offers two bay fronted double bedrooms with ensuite's, a further two double bedrooms and the house bathroom complete with three-piece suite.





Externally, the front of the property benefits from ample off-street parking, two garages and wrap around gardens. The rear and side of the property offers generous landscaped gardens with summer houses that include light and power and a decked area with hot tub perfectly situated to enjoy those superb views to the Sea and Castle.

Located in the Osgodby area the property offers excellent access to coastal walks along the Cleveland Way and down onto the nearby Cayton Bay. Also within the village are drinking and eating establishments and also a nearby regular bus route into Scarborough.

Internal viewing comes highly recommended in order to fully appreciate the space, setting and finish on offer with this fantastic property. Call our friendly team.

ACCOMMODATION

GROUND FLOOR

Vestibule

Dimensions: 1.7 x 1.2 (5'6" x 3'11").

Entrance Hall

Dimensions: 4.7 x 2.0 (15'5" x 6'6").

Lounge

Dimensions: 8.7 max x 4.2 (28'6" max x 13'9").

Dining Room

Dimensions: 5.3 max x 4.3 (17'4" max x 14'1").

Kitchen

Dimensions: 5.7 x 7.5 max (18'8" x 24'7" max).

W/C

Dimensions: 2.2 x 2.0 (7'2" x 6'6").

Utility Room

Dimensions: 4.3 x 1.6 (14'1" x 5'2").





FIRST FLOOR

Bedroom 1

Dimensions: 5.1 max x 4.3 (16'8" max x 14'1").

Ensuite

Dimensions: 2.8 x 2.0 (9'2" x 6'6").

Bedroom 2

Dimensions: 4.9 max x 4.3 max (16'0" max x 14'1" max).

Ensuite

Dimensions: 2.8 x 0.9 (9'2" x 2'11").

Bedroom 3

Dimensions: 4.2 x 3.6 (13'9" x 11'9").

Bedroom 4

Dimensions: 3.7 x 3.6 (12'1" x 11'9").

Bathroom

Dimensions: 2.5 x 1.8 (8'2" x 5'10").

External

The front of the property benefits from ample off-street parking, two garages and wrap around gardens. The rear and side of the property offers generous landscaped gardens with summer houses that include light and power and a decked area with hot tub perfectly situated to enjoy those superb views to the Sea and Castle.

HMRC Check

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.









TOTAL FLOOR AREA : 2318 sq.ft. (215.4 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.
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Interested?

Contact our friendly team today

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With you every step of the way



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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