



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

88 Box Hill, Scarborough
Offers Over **£475,000**



88 Box Hill

Scarborough, Scarborough

- Fantastic Open Aspect Views
- Popular Sandybed/Stepney Location
- Architect Designed New Build Eco Home
- for sale by the Modern Method of Auction
- Generous Garden and Double Garage
- Requires Works to be Completed

HILLSIDE HOUSE is a NEWLY BUILT, ARCHITECT DESIGNED ECO-HOME, built by Bondmor builders. This SUBSTANTIAL 4/5 BEDROOM DETACHED HOME, is well laid out over three floors with feature open plan layout from the top floor which offers SPECTACULAR FAR REACHING VIEWS OVER SCARBOROUGH AND BEYOND. The property is for sale as seen and unfinished giving any prospective buyer the opportunity to finish the property to their own taste and specification.+++

This property is for sale by the Modern Method of Auction.

Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold



The accommodation itself briefly comprises to the ground floor a substantial double garage, hobbies/music room/home office, plant room/store then a feature open lightwell and staircase run the full height up the middle of the building with stairs leading to the first floor. At the first floor level there is a formal entrance hall which is accessible via an external staircase leading to the central feature lightwell, with doors to: master bedroom with en-suite bathroom, two further double bedrooms and a house bathroom, To the second/top floor you will find the feature open plan lounge/kitchen/diner with feature vaulted ceilings and triple aspect windows making the most of the property's elevated position with fantastic views. sliding patio doors from the kitchen lead to a balcony and to the rear sliding patio doors lead out to the rear garden.



Energy Efficient Features

Built to airtight Passive House Standards (EPC rating A) which far exceed building regs. resulting in an extremely energy efficient, sustainable home. Built using insulated ICF (insulated concrete formwork) Triple glazed windows, Ventilated Heat Recovery system, 7500Litres Rainwater harvesting system for internal toilet flushing, washing machines and garden use South facing rear with roof fixed panels at optimal angle for solar panels.

ACCOMMODATION

GROUND FLOOR

Double Garage

Dimensions: 6.8 x 5.4 (22'3" x 17'8"). With provision for electric door and door to:

Hallway/Lightwell

Dimensions: 3.4 x 2.9 (11'1" x 9'6"). With stairs to first floor and doors to:

Hobbies/Music Room/Office

Dimensions: 6.2 x 3.3 (20'4" x 10'9"). With glazed entrance door.

Plant Room

Dimensions: 3.4 x 3.3 (11'1" x 10'9").

FIRST FLOOR

Entrance Hall/Landing/Lightwell

Dimensions: 4.7 max x 3.4 (15'5" max x 11'1"). With entrance door, stairs leading to the second floor and doors to:

Bedroom One

Dimensions: 4.5 x 3.8 max (14'9" x 12'5" max). With triple glazed window to the front and door to:

En-Suite

Dimensions: 3.3 x 2.2 (10'9" x 7'2"). With provision for a four piece suite including bath, shower, low flush w/c and wash hand basin, triple glazed window to the side.

Bedroom Two

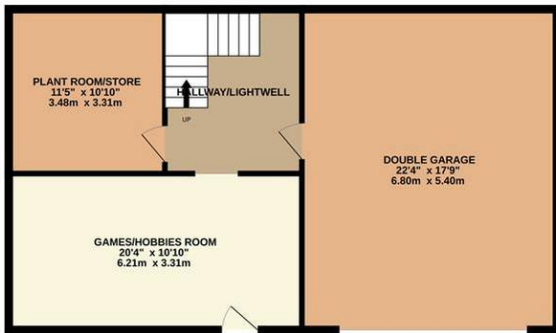
Dimensions: 4.6 x 3.7 max (15'1" x 12'1" max). With dual aspect triple glazed windows to the front and side.

Bedroom Three

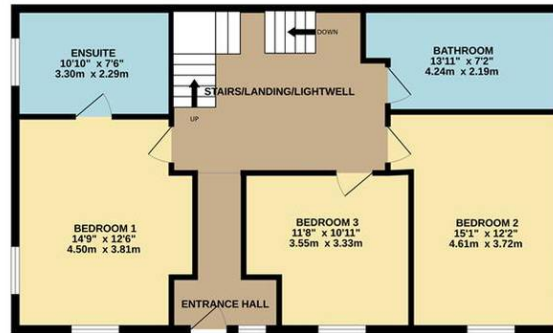
Dimensions: 3.3 x 3.2 max (10'9" x 10'5" max). With triple glazed window to the front.



GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
849 sq.ft. (78.9 sq.m.) approx.



2ND FLOOR
825 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 2524 sq.ft. (234.4 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.

Made with Metropix ©2023

Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



Sales, Lettings & Commercial

ESTATE AGENTS & CHARTERED SURVEYORS
19 St. Thomas Street, Scarborough YO11 1DY



rightmove Zoopla.co.uk PrimeLocation.com

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