



2 The Close, Scarborough, YO12 6EG

Offers In Excess Of £500,000

Prestige
Collection
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The Close, Scarborough

Offers In Excess Of £500,000

CPH are delighted to be presenting to the market this STUNNING, FOUR/FIVE BEDROOM DETACHED HOME with which provides SPACIOUS LIVING ARRANGEMENTS with TWO RECEPTION ROOMS plus an OPEN PLAN BREAKFAST KITCHEN/DINER, DOWNSTAIRS WC and UTILITY, DOWNSTAIRS BEDROOM with an EN-SUITE (ideal for those searching for MULTI-GENERATIONAL LIVING arrangements), MOTORBIKE GARAGE/WORKSHOP, OFF-STREET PARKING and GENEROUS LAWNED GARDENS with a GARDEN ROOM/OFFICE. The property is set within a CUL-DE-SAC in Scarborough's ever popular NEWBY AREA and is well placed for a choice of popular schools.

The property itself briefly comprises on the ground floor; entrance hallway with understairs storage and downstairs WC, a generous bow fronted lounge with a log burner, bow fronted snug/study room, modern open plan breakfast kitchen/dining room with skylights and beamed ceilings, utility room and a downstairs bedroom with an en-suite shower room. To the first floor lies a spacious landing with a seating/reading area, three double bedrooms, a further bedroom/study room and a four-piece suite house bathroom. Externally, to the front of the property lies a block paved drive which provides off-street parking and access to the motorbike garage/workshop. To the rear of the property lies a generous lawned garden with fenced boundaries and two paved seating areas one of which houses an outdoor garden room/home office.

The property did have planning permission in 2017 (which has since lapsed) for an additional bedroom to be created within the loft space.

Being located in Newby this well presented home offers excellent access to an abundance of amenities including supermarket, library, doctors surgery, a choice of junior and secondary schools, two colleges, Scarborough hospital plus is also on a regular bus route into the town making this an excellent all round family home.

EARLY INTERNAL VIEWING cannot be recommended highly enough to fully appreciate the space, setting and finish on offer.

- FOUR/FIVE BEDROOM DETACHED HOME
- SPACIOUS LIVING ARRANGEMENTS
- DOWNSTAIRS BEDROOM WITH AN EN-SUITE
- OFF-STREET PARKING AND MOTORBIKE GARAGE/WORKSHOP
- GENEROUS LAWNED GARDENS WITH GARDEN ROOM
- SOUGHT AFTER LOCATION WITHIN NEWBY



ACCOMMODATION:

GROUND FLOOR

Entrance Hall
16'4" max x 6'10" max

Downstairs WC
3'11" x 3'7"

Lounge
20'4" max into bay x 11'5" max

Snug/Study
10'9" x 10'2"

Dining Area
10'2" x 8'10"

Utility Room
5'10" x 5'10"

Breakfast Kitchen
17'8" max x 16'8" max

Downstairs Bedroom
(Master Bedroom)
20'4" max x 13'5" max

En-suite Shower Room
10'2" x 7'10"

FIRST FLOOR

Landing
11'5" max x 10'5" max

Seating/Reading Area
5'10" x 4'3"

Bedroom Two
10'9" x 9'10"

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

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

Bedroom Five/Study
8'10" x 7'2"

House Bathroom
9'10" max x 8'10" max

OTHER:

Motorbike
Garage/Workshop
20'0" x 5'10"

Garden Room/Office
20'11" x 11'9"

Details Prepared
TLPF/260624



A STUNNING, FOUR/FIVE BEDROOM DETACHED HOME with which provides SPACIOUS LIVING ARRANGEMENTS whilst been set in Scarborough's sought after NEWBY area.

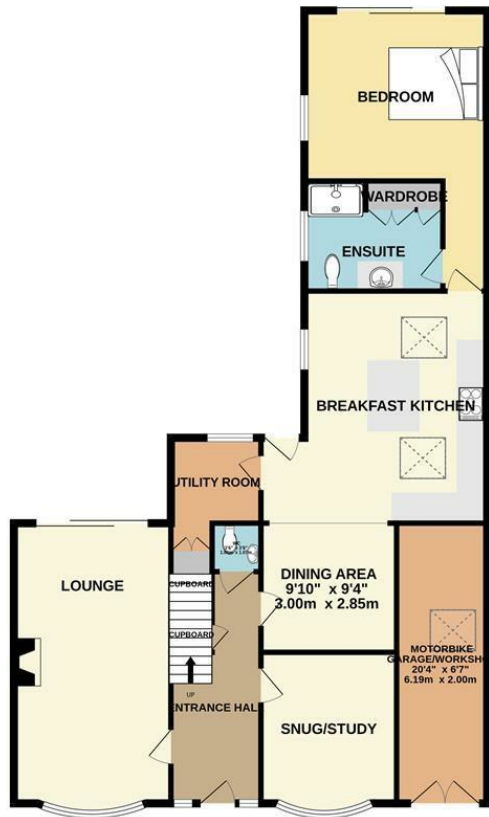


And They Lived Happily Ever After





GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating	
	Potential
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	
Current: 68	Potential: 77
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current: 68	Potential: 77
England & Wales	EU Directive 2002/91/EC



Interested? Get in touch today:
 t. 01723 352235 e. sales@cphproperty.co.uk
 19 St.Thomas Street, Scarborough YO11 1DY
www.cphproperty.co.uk

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