



31 Station Road, Scalby, Scarborough YO13 0QA
Offers In The Region Of £325,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- DETACHED BUNGALOW SET ON A GENEROUS PLOT
- GARAGE AND THREE VEHICLE DRIVEWAY
- TWO DOUBLE BEDROOMS, SEPARATE SHOWER ROOM & W/C
- POPULAR SCALBY VILLAGE LOCATION
- SOME UPDATING REQUIRED SOLD WITH NO ONWARD CHAIN

Situated in SCALBY VILLAGE, this delightful TWO-BEDROOM DETACHED BUNGALOW on Station Road offers any prospective buyer excellent potential. The property is set on a GENEROUS SIZE PLOT with AMPLE OFF-STREET PARKING, SINGLE GARAGE and WRAP AROUND LAWNED GARDENS. The property also benefits from a large loft space which would be ideal for those looking to expand on the already generous floorplan.

In brief the property comprises of; Entrance Vestibule/Utility, Entrance Hallway, a modern shower/wet room with separate W/C, two generous double bedrooms, a spacious kitchen with pantry/storage unit and a lounge/diner with views over the well-established front and side gardens.

Externally the property provides generous wrap around gardens which are laid mainly to lawn with fenced and hedged boundaries. The gated driveway way provides parking for up to three vehicles and leads to a single integral garage with power and light.

Although the property requires some modernisation, the property offers excellent potential with a spacious, well laid out design as well as benefitting from a substantial plot and private rear gardens. Properties of this nature within this location seldom stay on the market for long. Offered with NO ONWARD CHAIN internal viewing highly recommended.

To arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on www.cphproperty.co.uk





ACCOMMODATION

GROUND FLOOR

Entrance Vestibule/Utility
11'9" x 8'6" max

Entrance Hall

Shower Room/Wet Room
5'2" x 5'2" max

W/C
5'2" x 2'11" max

Kitchen
11'9" x 9'10" max

Lounge/Diner
17'0" x 12'9" max

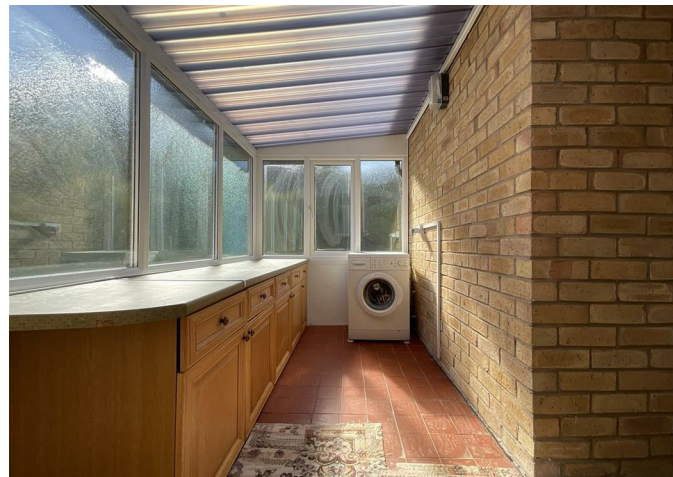
Bedroom 1
11'9" x 15'1" max

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

Externally

To the front of the property lies a gated and generous front garden laid mainly to lawn with driveway/off-street parking for up to three vehicles leading to an integral single garage. To the rear of the property lies a further garden laid mainly to lawn with fenced/hedged borders.

Details Prepared
AB160924



Interested? Get in touch:

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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



While 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 or omission or misstatement. This plan 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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GROUND FLOOR (92.8 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 sq.m.) approx.

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

Energy Efficiency Rating

England & Wales	
EU Directive 2002/91/EC	
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
Current	Potential

Environmental Impact (CO₂) Rating

