



17 Barmoor Close, Scalby, Scarborough YO13 0RZ
Offers Over £400,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IMPOSING TWO BEDROOM DETACHED BUNGALOW
- EXCELLENT DECORATIVE ORDER
- SPACIOUS LIVING ARRANGEMENTS
- CONSERVATORY & SEPARATE WC
- OFF-STREET PARKING, GARAGE & GARDENS
- SOUGHT AFTER LOCATION WITHIN SCALBY

Set within the highly regarded village of SCALBY is this SPACIOUS TWO BEDROOM DETACHED BUNGALOW which is in GREAT DECORATIVE ORDER with a GENEROUS KITCHEN/DINER, CONSERVATORY, SEPARATE WC, ATTRACTIVE GARDENS, OFF-STREET PARKING and GARAGE. Early internal viewing is a MUST in order to fully appreciate the property and with it's excellent location we anticipate will seldom stay on the market long.

'In our opinion' the property is offered to the market in good order and comprises in brief; entrance porch and hallway, spacious lounge with fireplace, sizeable modern kitchen/diner, conservatory, room with a WC, master bedroom with built-in wardrobes, second double bedroom with fitted wardrobes and a four piece suite house bathroom. Externally the property benefits from off-street parking for multiple vehicles leading to a garage. To the rear of the property lies attractive lawned gardens, enclosed by fenced boundaries.



Being located in the heart of Scalby the property affords excellent access to both the Nags Head public house, The Plough bar & restaurant, The Yew Tree restaurant, a village shop together with both hair and beauty salons. Floodlit tennis courts, a bowls club together with the Scarborough Rugby Union Football Club also lie in close proximity. The property nearby to a regular bus route into Scarborough and is located near to Scalby Beck, ideal for dog walking.

To arrange a viewing today please contact our friendly and experienced sales team at CPH on 01723 352235 or visit our website www.cphproperty.co.uk



ACCOMMODATION:

GROUND FLOOR

Entrance Porch & Hallway

4.9m max x 3.1m max (16'0" max x 10'2" max)

Lounge

6.5m x 3.6m max (21'3" x 11'9" max)

Kitchen/Diner

6.5m x 3.6m max (21'3" x 11'9" max)

Conservatory

3.6m x 1.9m (11'9" x 6'2")

Room with WC

2.0m x 1.9m max (6'6" x 6'2" max)

Bedroom One

5.6m max into wardrobes x 3.6m (18'4" max into wardrobes x 11'9")

Bedroom Two

4.4m max into wardrobes x 3.6m max (14'5" max into wardrobes x 11'9" max)

Bathroom

2.7m x 2.5m (8'10" x 8'2")

OTHER:

Garage

5.5m x 2.7m (18'0" x 8'10")

Details Prepared

TLPF/290425



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



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