



Stepney Rise, Scarborough, North Yorkshire, YO12 5BP

£520,000

Very rare opportunity.
Substantial (2600sqft) period detached with additional 0.4 acre land/potential building plot.
Requires modernisation. Huge potential. Desirable location.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this exciting and rare opportunity. A substantial 6 bed period family home with surrounding gardens plus an additional plot of sloping land (approx. 0.4 acres) with large double garage. Occupying a pleasant corner plot/cul-de-sac position within this desirable and convenient location. The house retains huge character, with excellent potential to modernise. The land offers a potential development opportunity (subject to planning (there is lapsed planning consent for a dwelling)), or other lifestyle uses (eg garaging, landscaping, tree planting, keeping animals etc.) Features include: large rooms, period features, a versatile layout and gas central heating. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, size, potential, gardens, lifestyle opportunity, land and value.

PROPERTY SUMMARY

The accommodation includes: multiple ground floor rooms, dining kitchen, 6 bedrooms and family bathroom. Externally there are attractive lawned gardens, with hedge and walled boundaries.

LOCATION

This established and popular area within Scarborough has plentiful local amenities, as well as being within easy reach of the town's centre and the many further amenities and attractions on offer there. There is also easy access into the surrounding countryside, North York Moors, beautiful coastline, beaches and surrounding villages. Scarborough is one of the region's most popular coastal towns, ideal for holiday makers, families and those looking to live/retire near the sea. Pickering, York, Filey and Whitby are also within easy reach, where there is a further wide choice of shops, restaurants, bars, facilities and tourist attractions. There are excellent transport links, making this area a popular choice with commuters and holiday makers.

DIRECTIONS

Sat Nav location: YO12 5BP.

GROUND FLOOR

PVCu double glazed front porch with large inner door to the very spacious reception hall.

Lounge 19' 4" x 15' 2" (5.89m x 4.62m) max into bay. Inglenook feature fireplace and bay window.

Dining Room 18' 3" x 11' 10" (5.56m x 3.60m) max into bay. Bay window and feature fireplace.

Dining Kitchen 15' 6" x 10' 9" (4.72m x 3.27m) Ample space for fitted units and dining.

Utility 10' 0" x 10' 0" (3.05m x 3.05m) Modern fitted units and décor with Belfast style sink and space for utilities. Cupboard housing the boiler.

Office 17' 8" x 11' 0" (5.38m x 3.35m) Large and versatile room. Scope for living accommodation or a garage.

Garden Room 12' 3" x 5' 4" (3.73m x 1.62m) PVCu double glazed windows and door.

Hobby Room & WC 12' 2" x 7' 4" (3.71m x 2.23m) PVCu double glazed windows. Spacious separate WC. Door to:



Greenhouse 9' 5" x 7' 9" (2.87m x 2.36m)
 PVCu double glazed greenhouse. Door to the garden.

FIRST FLOOR

Spacious central landing.

Bedroom One 15' 8" x 14' 3" (4.77m x 4.34m)
 Large double bedroom.

Bedroom Two 14' 3" x 11' 10" (4.34m x 3.60m)
 Large double bedroom.

Bedroom Three 10' 4" x 10' 4" (3.15m x 3.15m)
 Double bedroom.

Bedroom Four 13' 4" x 6' 11" (4.06m x 2.11m)
 Single bedroom with overstairs cupboard.

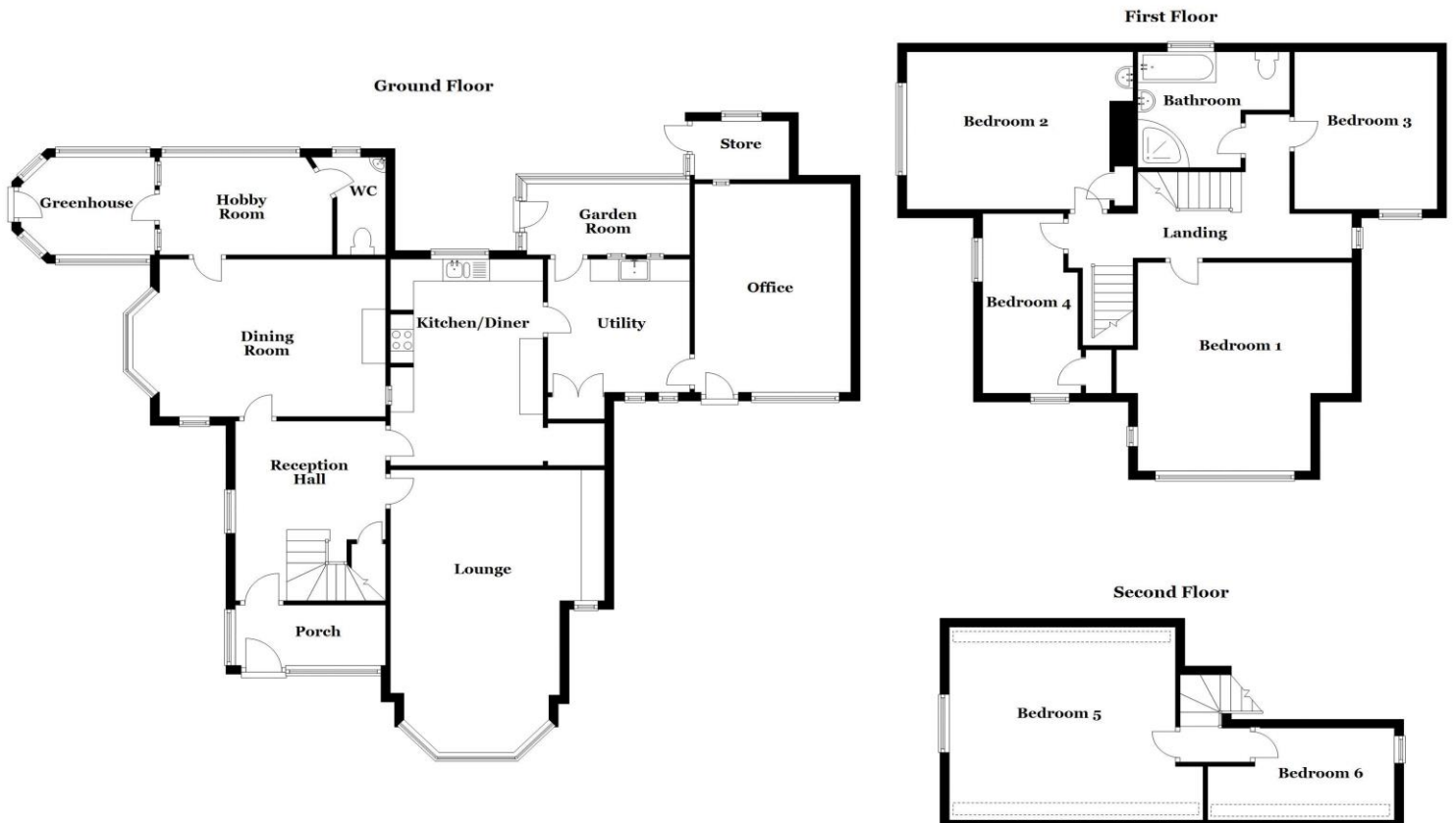
Bathroom 10' 7" x 8' 8" (3.22m x 2.64m) max.
 Modern bath suite and separate shower cubicle.



SECOND FLOOR

Bedroom Five 14' 7" x 10' 9" (4.44m x 3.27m) max.
 Double bedroom.

Bedroom Six 14' 4" x 7' 11" (4.37m x 2.41m) max.
 Double bedroom.





OUTSIDE

Good sized lawned gardens to the front, side and rear, with gated entrances and footpaths. High front hedges and walled rear boundary.

SEPARATE LAND

A sloping plot of land, in the region of 0.4 acres, currently with a large tarmac driveway. There are currently no services connected to this separate land. Planning was previously granted in 1996 (now lapsed) for a detached dwelling.

DETACHED GARAGE 25' 10" x 25' 6" (7.87m x 7.77m)

Very large pre-fab garage with twin doors.

AGENT'S NOTES

Red plot outlines are approximate and for identification purposes only.

PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.

Council Tax Band: F.

These details were prepared / amended on: 20/02/2024



| Energy Efficiency Rating | | Environmental (CO ₂) Impact Rating | |
|--|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs 92-100 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 | | Very environmentally friendly - lower CO ₂ emissions 92-100 A 81-91 B 71-80 C 61-70 D 51-60 E 41-50 F 31-40 G Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

AGENT'S STANDARD DISCLAIMER

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2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
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