



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

6 Walmsley Gardens, Scarborough
Guide Price **£400,000**



6 Walmsley Gardens

Scarborough, Scarborough

- SPACIOUS TWO BEDROOM DETACHED BUNGALOW
- PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT
- STUNNING, MODERN BREAKFAST KITCHEN/DINER
- UTILITY ROOM
- LAWNED GARDENS TO THE FRONT & REAR
- OFF-STREET PARKING & GARAGE
- SOUGHT AFTER STEPNEY LOCATION

We are delighted to present this spacious two bedroom detached bungalow, beautifully presented to an excellent standard throughout and perfectly positioned in the sought after Stepney location. The property welcomes you with a generous entrance hall that leads into a light and airy living room, ideal for relaxing or entertaining guests.

The heart of the home is undoubtedly the stunning, modern breakfast kitchen/diner, which boasts high-quality fittings and ample space for dining, complemented by a convenient utility room for added practicality. Both bedrooms are well-proportioned, offering comfortable accommodation and flexibility for a guest room or home office. The contemporary bathroom is finished to a high specification, providing a tranquil space to unwind. Additional features include off-street parking and a garage, ensuring every-day convenience.



With its stylish interiors and prime location close to local amenities, this bungalow is perfectly suited to those seeking a peaceful yet well-connected lifestyle. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

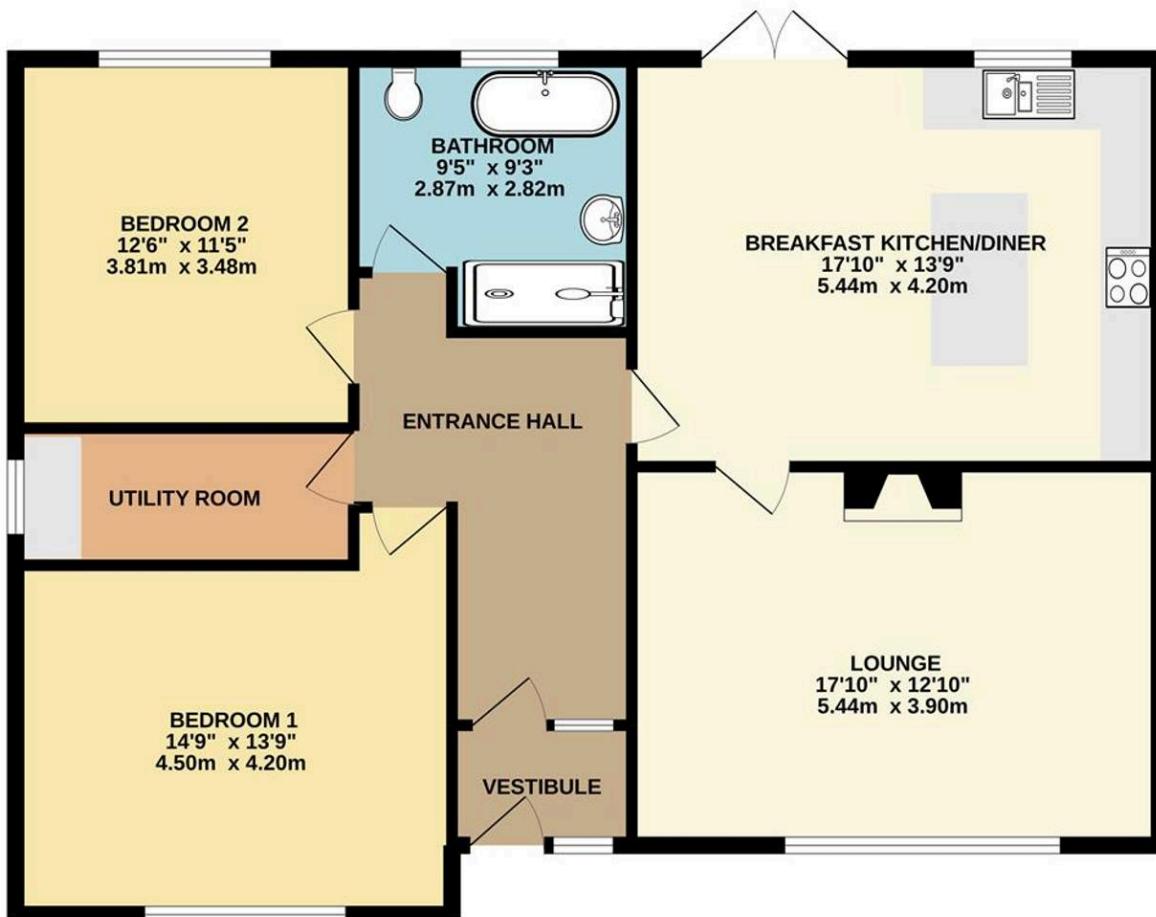
HMRC INFORMATION

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

Details Prepared

TLPF/030226

GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



Interested?

Contact our friendly team today
01723 352235 | sales@acphproperty.co.uk

With you every step of the way



Sales, Lettings & Commercial

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



RICS



**naei propertymark
PROTECTED**



**arla propertymark
PROTECTED**



DPS



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