



**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

146 Stepney Road, Scarborough

In Excess of £500,000



## 146 Stepney Road

- BEAUTIFULLY PRESENTED 3 BEDROOM DETACHED HOUSE
- POPULAR STEPNEY AREA
- MODERN OPEN PLAN KITCHEN/DINING ROOM
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- MASTER BEDROOM WITH EN SUITE
- DETACHED GARAGE, OFF-STREET PARKING AND LAWNED REAR GARDEN
- DOWNSTAIRS WC, OFFICE AND UTILITY
- NO ONWARD CHAIN

We are delighted to present this beautifully presented three bedroom detached house, located in the highly sought-after Stepney area.

Immaculately maintained and boasting excellent decorative order throughout, this characterful home offers a spacious and welcoming layout. The ground floor features a generous lounge with a striking feature fireplace, creating a warm and inviting atmosphere ideal for relaxing or entertaining. The modern open plan kitchen and dining room is the heart of the home, thoughtfully designed for both every-day living and special occasions. Additional ground floor highlights include a convenient downstairs WC, a practical utility room, and a versatile office, perfect for those working from home. Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom complete with an impressive en suite shower room, ensuring comfort and privacy.

Further benefits include a detached garage with power, off-street parking, and a neatly lawned rear garden, all contributing to an easy and convenient lifestyle.





Offered with no onward chain, this exceptional home is perfectly positioned for access to local amenities, popular schools, and transport links. Early viewing is highly recommended to fully appreciate all that this stunning property has to offer.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

## GROUND FLOOR

### Entrance Hallway

**Kitchen/Diner** 27' 11" x 13' 5" (8.50m x 4.10m)

**WC** 11' 2" x 2' 11" (3.40m x 0.90m)

**Utility** 6' 11" x 4' 3" (2.10m x 1.30m)

**Office** 12' 10" x 7' 10" (3.90m x 2.40m)

**Lounge** 14' 1" x 11' 10" (4.30m x 3.60m)

## FIRST FLOOR

### Landing

**Bedroom One** 14' 1" x 11' 10" (4.30m x 3.60m)

**En-suite** 13' 5" x 3' 7" (4.10m x 1.10m)

**Bedroom Two** 14' 5" x 13' 5" (4.40m x 4.10m)

**Bedroom Three** 12' 10" x 10' 6" (3.90m x 3.20m)

**Bathroom** 8' 6" x 5' 7" (2.60m x 1.70m)

**HMRC** - 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



GROUND FLOOR  
941 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR  
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 1742 sq.ft. (161.9 sq.m.) approx.

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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## Interested?

Contact our friendly team today  
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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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