



**CPH**

ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

Marys View Raven Hall Road, Ravenscar  
£280,000



## Marys View Raven Hall Road

Ravenscar, Scarborough

- FAR REACHING SEA/COASTLINE VIEWS
- THREE BEDROOM SEMI-DETACHED HOME
- TWO RECEPTION ROOMS
- 'ASTRO TURF' GARDENS TO THE FRONT
- SET IN THE COASTAL VILLAGE OF RAVENSCAR
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF-STREET PARKING AND GARAGE

CPH are delighted to be presenting to the market this MODERN, THREE BEDROOM SEMI-DETACHED HOME which is set in the charming coastal village of RAVENSCAR with views of the NORTH SEA and COASTLINE. OLD PEAK has a stylish, contemporary interior with a DOWNSTAIRS WC, EN-SUITE to the master, ASTRO TURF GARDENS, OFF-STREET PARKING and a GENEROUS GARAGE to the rear.

Please note before booking a viewing, this property does have a local occupancy clause from the North York Moors National Park. This means that you must fit their criteria and have an established connection to the area. Please contact the North York Moors National Park in regard to eligibility.

The living accommodation comprises on the ground floor; entrance hallway with stairs to the first floor and understairs storage, lounge with a fireplace, dining room and a modern kitchen fitted with a range of appliances (oven, hob, fridge/freezer, washing machine, dishwasher). To the first floor of the property lies a landing with built-in storage, three bedrooms with an en-suite shower room to the master and a modern four-piece suite house bathroom.



## ACCOMMODATION:

### GROUND FLOOR

#### Entrance Hallway

Dimensions: 4.0m x 2.2m max (13'1" x 7'2" max).

#### Downstairs WC

Dimensions: 1.4m x 0.9m (4'7" x 2'11").

#### Lounge

Dimensions: 4.0m x 3.9m (13'1" x 12'9").

#### Dining Room

Dimensions: 3.4m x 3.0m (11'1" x 9'10").

#### Kitchen

Dimensions: 3.4m x 3.1m (11'1" x 10'2").

### FIRST FLOOR

#### Landing

Dimensions: 3.8m max x 2.4m max (12'5" max x 7'10" max).

#### Bedroom One

Dimensions: 3.9m max into wardrobes x 3.3m (12'9" max into war).

#### Bedroom Two

Dimensions: 3.6m max into wardrobes x 3.3m (11'9" max into war).

#### Bedroom Three

Dimensions: 3.1m x 2.7m (10'2" x 8'10").

#### Bathroom

Dimensions: 3.0m max x 2.4m max (9'10" max x 7'10" max).

### OTHER:

#### Detached Garage

Dimensions: 5.5m x 3.3m (18'0" x 10'9"). A detached garage with light, power, an up and over door, a service door and a window to the side aspect.

#### Details Prepared

TLPF/301023

## Interested?

Contact our friendly team today

01723 352235 | [sales@cphtproperty.co.uk](mailto:sales@cphtproperty.co.uk)

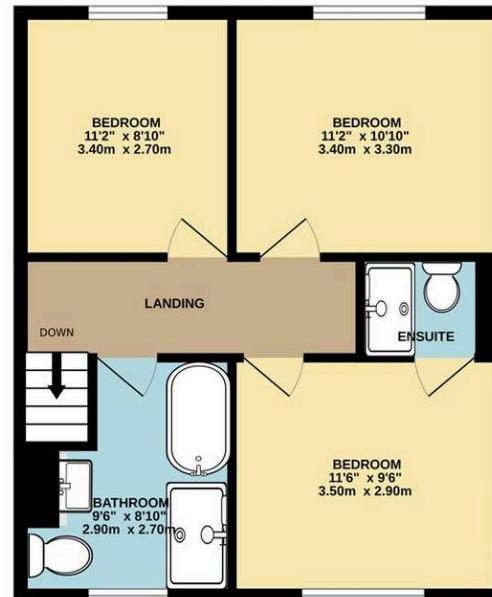
With you every step of the way



GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 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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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