



172 Stepney Road

, Scarborough, YO12 5NH

Guide Price £545,000



If we had to describe this property in just 5 words they would be; **AMAZING VIEWS AND PRESTIGE ACCOMMODATION.** This Four Bedroom Executive House is situated in a prime location on a hillside position offering majestic views over Scarborough and towards the castle and the coast. An overused phrase is 'must be viewed to fully appreciate' but in this instance it is absolutely true. In brief the accommodation comprises, large dual aspect lounge with French doors into the garden, dining room leading to conservatory. There is a cloakroom, study and a breakfast kitchen leading to utility room and giving access to the garage. From the spacious hallway, there is a feature window on the half landing leading to the upstairs where there are 4 double bedrooms with the master having en-suite and dressing room/additional nursery space plus a family bathroom. To the outside you will find extensive block paved forecourt with space for several cars and a double garage. The gardens are mature, wrapping aro



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DRIVEWAY APPROACH TO PROPERTY

UPVC FRONT DOOR

ENTRANCE HALL

Spacious entrance hall with a radiator and access to all downstairs main rooms. Under stair cupboard and wall lights.

THROUGH LOUNGE

This runs from the front to the back of the property, with four uPVC double glazed windows having superb views as well as uPVC doors leading into the garden, two radiators, T.V point, wood fire surround, inset tiles and hearth, electric fire, coved ceiling and laminate flooring.

DINING ROOM

With laminate flooring, radiator, coved ceiling, fan light, wall lights and uPVC double glazed doors leading to the Conservatory

KITCHEN

With a range of wall and base units, rear aspect uPVC window with superb views, six burner gas range cooker with extractor hood over, inset stainless steel sink, mixer tap, integrated fridge, integrated dishwasher, radiator and inner lobby to the utility room with plumbing for automatic washing machine, gas boiler and courtesy door to the garage.

STUDY

With telephone point, wall lights and a uPVC double glazed window.

CONSERVATORY

With uPVC double glazed windows, doors leading directly into rear garden, T.V point, tiled floor and a fan light.

CLOAKROOM

With a low level flush W.C, wash hand basin, part tiled walls and a uPVC double glazed window.

STAIRS TO FIRST FLOOR

BEDROOM ONE

With a radiator, fitted wardrobes, ceiling light and rear aspect uPVC window with stunning views across to the town and to the sea.

ENSUITE

With a jacuzzi bath, low level flush W.C, wash hand basin, radiator and part tiled walls. Access to airing cupboard and further access to eaves storage.

BEDROOM TWO

With fitted wardrobes, radiator, ceiling light and a rear aspect uPVC window.

BEDROOM THREE

With fitted wardrobes, radiator, fan light and a uPVC double glazed window having coastal views.

BEDROOM FOUR

With radiator, fan light and a front aspect uPVC window.

FAMILY BATHROOM

With a white three piece suite plus walk in shower with chrome bar mixer, fully tiled walls, radiator, shaver point and a frosted uPVC window.

OUTSIDE

Amazing views from the rear large lawned garden which also nicely encloses around the property, double garage with twin doors, power and light to the garage, courtesy door to the property and a large parking area brick paved with turn around.

DIRECTIONS

Sat Nav - YO12 5NH

What3Words - likes.count.port

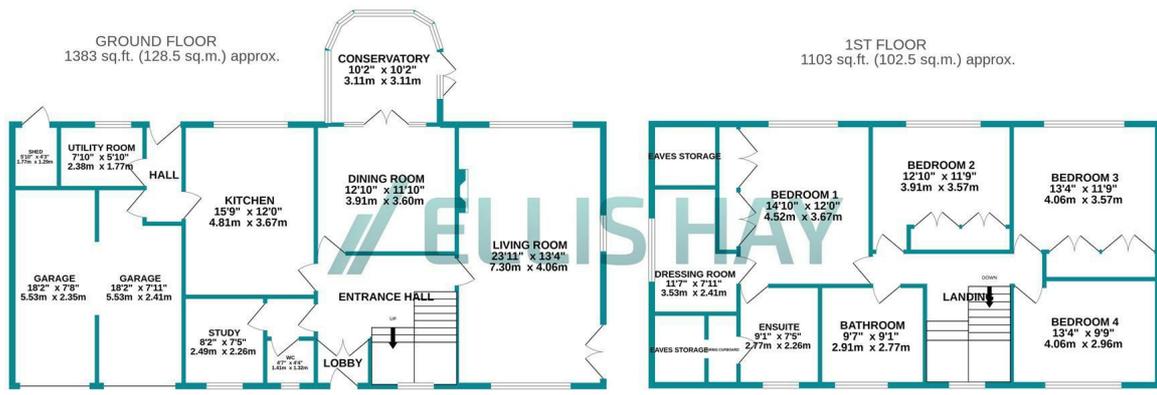
Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		68	78
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: F

Tenure: Freehold



TOTAL FLOOR AREA : 2486 sq.ft. (231.0 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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