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*For over 30 years*

43 Hackness Road, Scarborough

Offers Over £450,000



## 43 Hackness Road

Scarborough, Scarborough

- ENVIABLE DETACHED FAMILY HOME
- WELL PRESENTED
- DRIVEWAY & GARAGE WITH POWER
- LANDSCAPED GARDENS
- THREE BEDROOMS
- GENEROUS LIVING ACCOMMODATION

CPH are delighted to bring to market this ENVIABLE DETACHED FAMILY HOME with GENEROUS LIVING ACCOMMODATION, THREE BEDROOMS, TWO RECEPTION ROOMS and GROUND FLOOR W/C/UTILITY. The property benefits from a DRIVEWAY, GARAGE WITH POWER and LANDSCAPED GARDENS. Located in the POPULAR NEWBY area.

The property has been well maintained with gas central heating and uPVC double glazing throughout. The accommodation briefly comprises of: the entrance porch leading to the main hallway with stairs to the first floor, the bay fronted living room with multi-fuel wood burner, the open plan kitchen/dining room with multi-fuel wood burner, a pantry and double doors to the rear, Through the kitchen area is a further hallway providing access to the ground floor W/C/utility room and further access to the rear. To the first floor lies a landing that provides access to the fully boarded loft room with lighting and two Velux windows, three bedrooms and the family bathroom complete with four-piece suite. Externally, the front of the property benefits from a gravel hardstanding garden and a gated driveway leading to the single garage with power. The rear of the property offers attractive south facing landscaped gardens with multiple paved seating areas.





## GROUND FLOOR

### Entrance Porch & Hallway

### Living Room

Dimensions: 4.23 x 4.15 (13'10" x 13'7").

### Dining Room

Dimensions: 4.52 x 3.46 (14'9" x 11'4").

### Kitchen

Dimensions: 3.16 x 2.7 (10'4" x 8'10").

### Pantry

### Hallway

### Utility Cloakroom/W/C

Dimensions: 2.08m x 1.63m (6'10" x 5'4").

## FIRST FLOOR

### Bedroom 1

Dimensions: 4.50m x 3.43m (14'9" x 11'3").

### Bedroom 2

Dimensions: 3.63m x 3.43m (11'11" x 11'3").

### Bedroom 3

Dimensions: 2.81 x 2.52 (9'2" x 8'3").

### Bathroom

Dimensions: 2.92 x 2.85 (9'6" x 9'4").

## OTHER:

### External

The front of the property benefits from a gravel hardstanding garden, a driveway and single garage. The rear of the property offers south facing landscaped gardens with paved patio seating areas.

**Garage** Dimensions: 5.33m x 3.35m (17'6" x 11'0").

**Log Store** Dimensions: 1.80m x 0.74m (5'11" x 2'5").

**Shed** Dimensions: 1.85m x 1.17m (6'1" x 3'10").

**Double Kennel** Dimensions: 2.39m x 2.41m (7'10" x 7'11").

### Details

Council Tax banding - E LCAB





TOTAL FLOOR AREA : 1375 sq.ft. (127.7 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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