



CPH

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*For over 30 years*

81 Stepney Road, Scarborough

In Excess of £450,000





## 81 Stepney Road

Scarborough, Scarborough

This immaculate property boasts five bedrooms, two bathrooms, a ground floor wc and separate utility perfect for accommodating a growing family or hosting guests. The integral garage, complete with an electric door, offers secure parking and storage space, catering to modern-day needs.

The three reception rooms provide ample space for relaxation, entertainment, or a home office, allowing for versatile living arrangements to suit your lifestyle. The large open plan kitchen/diner is a focal point of the home, ideal for family gatherings and hosting dinner parties. The adjoining sunroom, accessed through double doors, floods the space with natural light, creating a seamless indoor-outdoor flow.

Outside, the property offers off-street parking for up to five vehicles, ensuring parking woes are a thing of the past. The low maintenance gardens provide a serene retreat, perfect for enjoying a cup of coffee in the morning sun or unwinding after a long day.

This property comes with the added benefit of no onward chain, making it a hassle-free move for the discerning buyer. It is a turnkey modern property, ready for you to simply move in, unpack, and start enjoying the lifestyle it offers.

Located in a sought-after neighbourhood, this home enjoys the best of both worlds - a peaceful sanctuary away from the hustle and bustle, yet within easy reach of local amenities, schools, and transportation links. Don't miss out on the opportunity to own this exceptional property that combines comfort, style, and convenience. Contact us today to arrange a viewing.







## ACCOMMODATION

### GROUND FLOOR

Living Room 11' 6" x 16' 9" (3.50m x 5.10m)

Kitchen/Dining 21' 0" x 16' 5" (6.40m x 5.00m)

Utility Room 5' 11" x 11' 2" (1.80m x 3.40m)

Sun Room 12' 6" x 10' 6" (3.80m x 3.20m)

WC 7' 3" x 3' 11" (2.20m x 1.20m)

### Integral Garage

17' 9" x 11' 2" (5.40m x 3.40m)

### FIRST FLOOR

Bedroom 1 11' 10" x 14' 9" (3.60m x 4.50m)

En-suite 6' 3" x 5' 3" (1.90m x 1.60m)

Bedroom 2 12' 2" x 11' 2" (3.70m x 3.40m)

Bedroom 3 11' 10" x 11' 2" (3.60m x 3.40m)

Bedroom 4 11' 10" x 8' 10" (3.60m x 2.70m)

Bedroom 5 5' 7" x 7' 10" (1.70m x 2.40m)

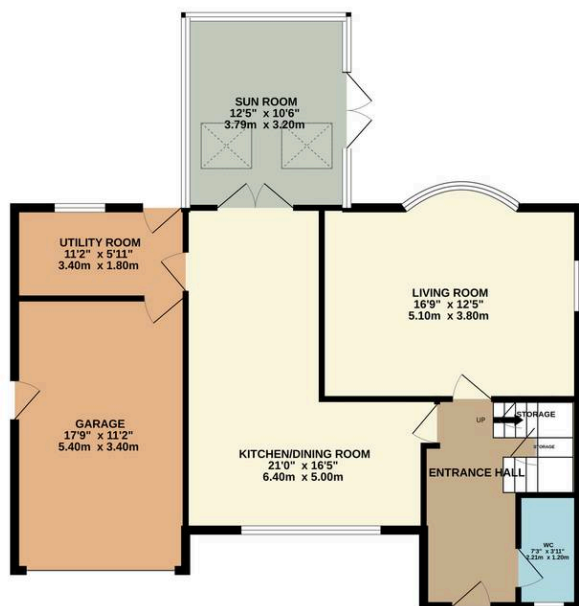
Bathroom 5' 7" x 8' 6" (1.70m x 2.60m)

HMRC DISCLAIMER - 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.

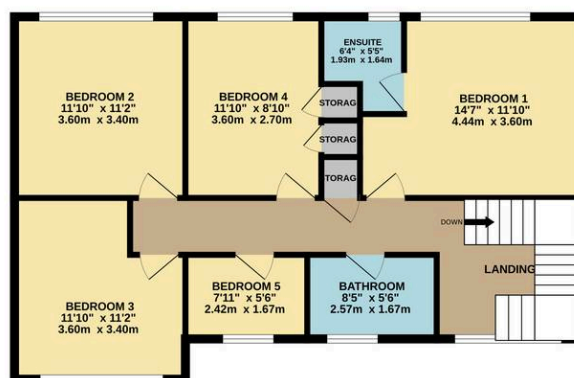




GROUND FLOOR  
989 sq.ft. (91.9 sq.m.) approx.



1ST FLOOR  
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 1797 sq.ft. (167.0 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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*Interested?*

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

With you every step of the way



**Sales, Lettings & Commercial**  
ESTATE AGENTS & CHARTERED SURVEYORS  
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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