



86 Newlands Park Crescent, Scarborough YO12 6DS
Offers Over £230,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- DRIVEWAY & GARAGE
- GENEROUS GARDENS & SUNROOM
- LOCATED IN THE POPULAR NEWLANDS AREA

CPH are DELIGHTED to offer this THREE BEDROOM SEMI-DETACHED FAMILY HOME which BENEFITS FROM GENEROUS GARDENS, DETACHED GARAGE, GARDEN ROOM, OFF-STREET PARKING and is located within an ENVIABLE CENTRAL POSITION within the DESIRABLE NEWLANDS/NORTHSTEAD LOCATION.

The property comprises on the ground floor; entrance porch leading to the entrance hall with stairs to the first floor, a light and airy bay fronted dining room, kitchen which is fitted with a range of matching wall/base units and a generous extended lounge with sliding doors to the rear garden. To the first floor of the property lies a bay fronted master bedroom with fitted wardrobes, two further bedrooms and the family bathroom complete with white three-piece suite. Externally, to the front of the property lies a low maintenance front garden, driveway providing off-street parking for up to four vehicles and a larger than single garage. To the rear of the property lies a generous garden laid mainly to lawn which benefits from a fully powered garden room and decked seating area. This property also benefits from double glazing, gas central heating, a new roof to the main property approximately three years ago and a new fibre glassed flat roof on the extension approximately one year ago .



This property is particularly well-suited to a family or possibly as an investment with potential as this house lies within the catchment area for many popular schools and further amenities and attractions nearby. The location provides excellent access to Peasholm Park, Scarborough's North Bay and the beach, Open Air Theatre, local shops and much, much more.

Viewing this property cannot be recommended enough to fully appreciate the space, setting and potential on offer from this pleasant family home. If you wish to make a viewing, please contact our friendly team in the office on 01723352235 or via our website at www.cphproperty.co.uk.



ACCOMODATION

GROUND FLOOR

Entrance Porch

Entrance Hall

Dining Room
13'2" x 10'6" max

Kitchen
11'3" x 6'3" max

Lounge
21'11" x 9'10" max

FIRST FLOOR

Landing

Bedroom 1
13'2" x 9'4" max

Bedroom 2
11'3" x 9'4" max

Bedroom 3
8'1" x 6'9" max

Bathroom
6'9" x 6'7" max

Externally

To the front of the property lies a gated driveway for up to four vehicles and a low maintenance front garden. To the rear of the property lies a generous garden laid mainly to lawn which includes a decked seating area and garden room with power.

Details Prepared
AB160224



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

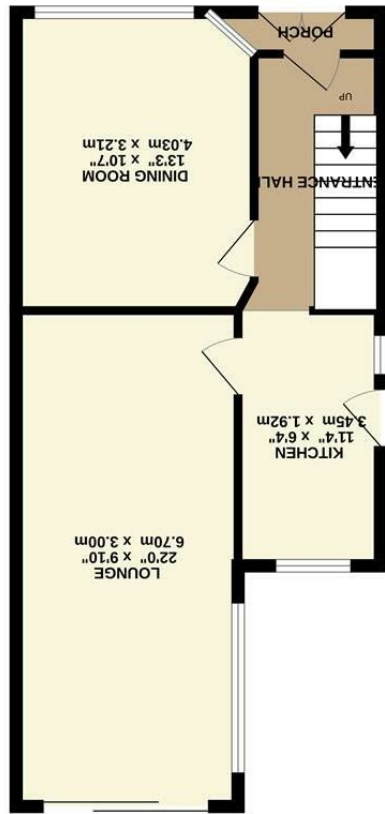
CPH

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

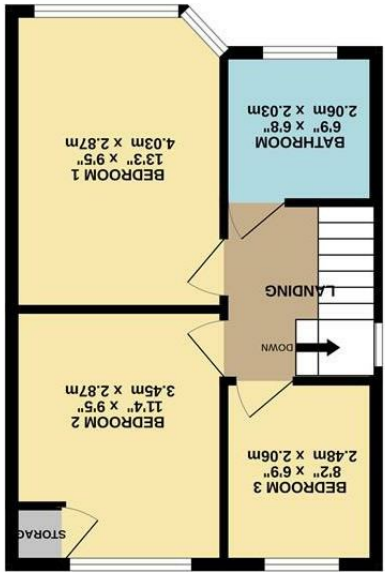


While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is intended for guidance only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Bluebeam® CO2.8.

TOTAL FLOOR AREA : 883 sq ft. (82.0 sq m.) approx.



GROUND FLOOR
 501 sq ft. (46.5 sq.m.) approx.



1ST FLOOR
 382 sq ft. (35.5 sq.m.) approx.

