



24 The Parkway, Scarborough YO12 5PF  
Offers In Excess Of £290,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- WELL PRESENTED EXTENDED SEMI DETACHED FAMILY HOME
- LOUNGE DINER, MODERN KITCHEN AND SUN ROOM
- FOUR BEDROOMS AND TWO BATHROOMS
- GARDEN TO REAR
- OFF STREET PARKING AND INTEGRAL GARAGE
- VIEWING RECOMMENDED

+++Within the sought after NEWBY/NORTH SIDE area of Scarborough is this EXTENDED, SPACIOUS FOUR BEDROOM AND TWO BATHROOM SEMI-DETACHED HOME which is WELL-PRESENTED THROUGHOUT with a MODERN KITCHEN, LOUNGE DINER, SUN ROOM and 2 BATHROOMS, GENEROUS LAWNED GARDENS, OFF-STREET PARKING and integral GARAGE+++

This home briefly comprises on the ground floor: entrance hall with stairs to the first floor landing, bow fronted lounge with dining area and a modern kitchen with separate utility and downstairs WC. Further to this at the rear is a sun room with doors leading out to a level plot garden. To the first floor of the property you are presented with two double bedrooms, a further two bedrooms and a modern four-piece bathroom suite and a further shower room. External to the property lies a driveway providing off-street parking for two cars and access to a garage (with power). To the rear of the property lies a paved seating area and a generous lawned garden. The property also benefits from Gas heating and Double glazing.

The property is well located in the popular Newby area of Scarborough and affords excellent access to a wide range of amenities including local shops, 24hr garage, 'Proudfoots' supermarket, library, doctor's surgery, public house/restaurant and is also on a regular bus route into Scarborough plus the property also affords a choice of popular schools.

Viewing is by appointment and is highly recommended. Call our friendly team on 01723 352235.





Lounge Diner  
11'9" x 26'6" max

Kitchen  
10'2" x 9'10"

Utility Room  
10'9" x 7'6"

WC

Sun Roof  
17'4" x 7'6"

First Floor Landing

Bedroom One  
15'8" x 11'1"

Bedroom Two  
11'1" x 11'1"

Bedroom Three  
18'4" max into recess x 7'6"

Bedroom Four  
10'2" x 6'10"

Bathroom  
8'2" x 7'2"

Shower room  
8'2" max x 7'6"

Front garden

Low maintenance with Driveway providing Off St Parking

Rear Garden

Laid mainly to lawn with fence boundaries and paved seating area.

Garage

13'9" x 7'6"

Tenure

Freehold

Details Prepared

GV 15/04/24

Epc and Council Tax

epc 72 - C

Council Tax - C



Interested? Get in touch:

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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



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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