



11 The Croft, Scarborough YO12 5JD
Asking Price £170,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IDEAL FIRST TIME BUY
- TWO DOUBLE BEDROOMS
- GENEROUS GARDENS TO THE FRONT AND REAR
- POPULAR NEWBY LOCATION
- SET WITHIN A SECLUDED CUL-DE-SAC

Ideal for FIRST TIME BUYER is this SEMI-DETACHED HOME set in a SECLUDED CUL-DE-SAC located in the SOUGHT AFTER AREA of NEWBY, within the catchment area for two of Scarborough's most popular primary and secondary schools, TWO DOUBLE BEDROOMS and GENEROUS GARDENS to the front and rear

The property has been well maintained throughout with gas central heating and uPVC double glazing. The accommodation briefly comprises of: the entrance hall with stairs to the first floor and under stair storage, the generous lounge and the kitchen/diner with integrated oven and hob and access to the rear. To the first floor lies a landing leading to two double bedrooms with the master benefitting from built in wardrobes and the family bathroom complete with white three-piece suite and storage cupboard. Externally, the front of the property benefits from a generous multi-tiered garden with steps leading up to the front entrance and open aspect views across newby including distant sea views. The rear of the property offers a substantial garden laid mainly to lawn enclosed by fenced boundaries and an external storage shed.

Being located on the North side of Scarborough the property affords excellent access to a wealth of amenities including local shop and 'Proudfoots' supermarket, library, a choice of popular schools both primary and secondary as well as being well placed for a choice of popular eating and drinking establishments.

Internal viewing is highly recommended as properties of this nature within this price range seldom stay on the market for long. To arrange your viewing please call our friendly team in the office on 01723 352235 or via the website on www.cphproperty.co.uk





ACCOMMODATION

GROUND FLOOR

Entrance Hall

Living Room
13'5" x 12'9" max

Kitchen/Diner
7'2" x 19'0" max

FIRST FLOOR

Landing

Bedroom 1
13'1" x 10'9" max

Bedroom 2
12'9" x 10'2" max

Bathroom
8'6" x 5'2" max

Externally

To the front of the property lies a front garden laid mainly to lawn with stairs leading to the front door and side of the property which is gated and benefits from an external storage shed. To the rear of the property lies a multi-tiered garden laid mainly to lawn with open aspect views across newby and beyond with distant sea views.

Details Prepared
AB180424



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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