



1 The Close, Scarborough YO12 6EG  
Offers In The Region Of £350,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- AN IMPOSING TUDOR STYLE, THREE BEDROOM SEMI-DETACHED HOME
- WELL-PRESENTED LIVING ACCOMMODATION
- OFF-STREET PARKING AND GARAGE/WORKSHOP
- GENEROUS LAWNED GARDENS
- CUL-DE-SAC SETTING WITHIN THE EVER POPULAR NEWBY AREA OF SCARBOROUGH

CPH are delighted to be presenting to the market this CHARACTERFUL, TUDOR STYLE, THREE BEDROOM, family home with TWO RECEPTION ROOMS plus an OPEN PLAN KITCHEN/DINER/FAMILY ROOM, GARAGE/WORKSHOP, AMPLE OFF-STREET PARKING and GENEROUS LAWNED GARDENS. The property is set within a CUL-DE-SAC in Scarborough's ever popular NEWBY AREA and is well placed for a choice of popular schools.

The property itself briefly comprises on the ground floor; entrance porch and hallway, a generous bay fronted lounge with a log burner and an open plan kitchen/diner/family room complete with log burner and double patio doors providing access to the rear gardens. To the first floor lies a landing, a bay fronted master bedroom, a double bedroom, further single bedroom and a three-piece bathroom suite with separate w/c. Externally, to the front of the property lies a block paved drive which provides off-street parking and access to the garage. To the rear of the property lies a generous lawned garden with fenced boundaries and two paved seating areas.

Being located in Newby this well presented home offers excellent access to an abundance of amenities including supermarket, library, doctors surgery, a choice of junior and secondary schools, two colleges, Scarborough hospital plus is also on a regular bus route into the town making this an excellent all round family home.

EARLY INTERNAL VIEWING cannot be recommended highly enough to fully appreciate the space, setting and character on offer. To arrange a viewing, please contact CPH today on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





#### ACCOMMODATION

##### GROUND FLOOR

Storm Porch

Entrance Hall

Living Room  
15'1" x 13'1" max

Sitting Room/Dining Room  
21'3" x 13'5" max

Kitchen  
10'5" x 5'10" max

##### FIRST FLOOR

Landing

Bedroom 1  
14'9" x 13'1" max

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

Bedroom 3  
7'2" x 8'2" max

Bathroom  
7'10" x 6'6" max

W/C  
2'11" x 4'11" max

Externally

To the front of the property lies off-street parking for up to 3/4 vehicles and a front garden laid mainly to lawn. To the rear of the property lies a generous rear garden laid mainly to lawn with 2x paved seating areas and a single detached garage with power.

Details Prepared  
AB070524



Interested? Get in touch:

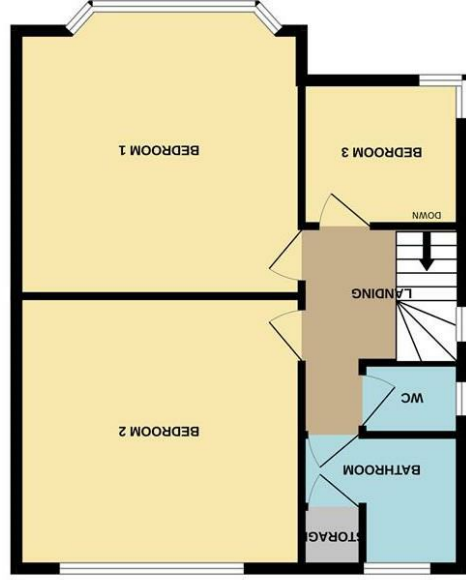
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**CPH**

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



GROUND FLOOR (60.4 sq.m.) approx.



1ST FLOOR (57 sq.ft. (53.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained these 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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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential

Energy Efficiency Rating

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current	Potential

Environmental Impact (CO<sub>2</sub>) Rating

