



56 Southlands Grove, Scarborough YO12 5PH
Offers In Excess Of £200,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- GENEROUSLY SIZED THREE BEDROOM SEMI DETACHED HOUSE
- OFF-STREET PARKING, CAR PORT & GARAGE
- FRONT & REAR GARDENS
- OPEN PLAN LIVING/DINING ROOM
- POPULAR NEWBY LOCATION

Enviably located within Scarborough's much sought after NEWBY area is this THREE BEDROOM, SEMI-DETACHED FAMILY HOME which benefits from OFF-STREET PARKING, GARAGE, CAR PORT and GENEROUS GARDENS front and rear. Also being on an elevated plot this property benefits from far reaching views over Scarborough.

The property comprises on the ground floor; entrance hall with stairs to the first floor and under stairs storage, an open plan box bay fronted living/dining room and a kitchen fitted with a range of wall and base units. To the first floor of the property lies a landing with doors to three bedrooms, separate w/c and a house bathroom. Externally the property benefits from planted front garden and driveway providing off-street parking for 3/4 vehicles leading to the detached garage and car port. To the rear is a low maintenance garden with open aspect views. 'In our opinion' the property does require some cosmetic updating in places hence the price however does already benefit from gas heating via a modern combination boiler and UPVC double glazing.

The property is well located within 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.

Offered with NO ONWARD CHAIN, early internal viewing is highly recommended. If you wish to book a viewing, please contact our friendly and experienced sales team at CPH on 01723352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Entrance Hall

Living/Dining
11'9" x 25'11" max

Kitchen
9'10" x 9'10" max

FIRST FLOOR

Landing

Bedroom 1
13'1" x 11'5" max

Bedroom 2
11'1" x 10'9" max

Bedroom 3
10'5" x 7'2" max

Bathroom
7'2" x 5'6" max

w/c
4'3" x 2'7" max

Externally

To the front of the property lies a front garden laid mainly to lawn with gated access onto a driveway which provides off-street parking for up to four vehicles and a car port. To the rear of the property lies a single detached garage and a further low maintenance rear garden.

Details Prepared
AB100524



Interested? Get in touch:

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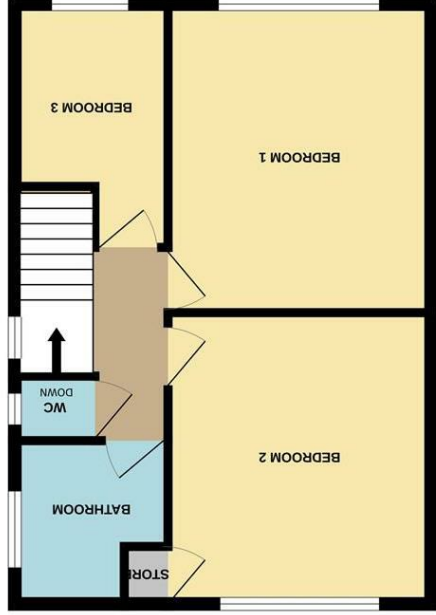
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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

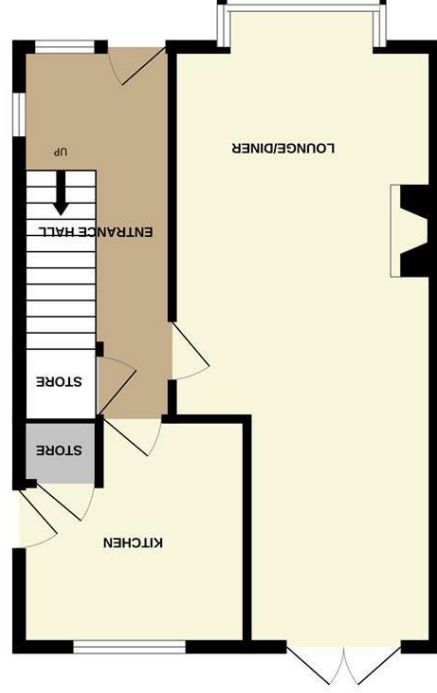


England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	Potential

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
Current	Potential



1ST FLOOR (43.2 sq.m.) approx.



GROUND FLOOR (43.8 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 areas 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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TOTAL FLOOR AREA : 936 sq. ft. (87.0 sq.m.) approx.