



23 Newby Farm Road, Scarborough YO12 6UJ
Guide Price £435,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Attractive, Modern Detached Family Home
- Four Bedrooms with En-Suite to Master and Three Reception Rooms
- Substantial Modern Breakfast Kitchen/Diner and Utility Room
- Well Presented Gardens Front/Rear and Detached Double Garage
- Popular Residential Location within Newby

ATTRACTIVE, FOUR BEDROOM DETACHED EXECUTIVE FAMILY HOME, with EN-SUITE to master, DOUBLE GARAGE and WELL PRESENTED GARDENS. Well located on the ever popular NEWBY FARM DEVELOPMENT in Newby the property is well placed for an abundance of amenities including a choice of popular junior and secondary schools.

The property itself briefly comprises of a spacious entrance hall, generous lounge with open arch to dining room and further double sliding doors leading out to and overlooking the garden, double doors then lead to the substantial modern breakfast kitchen/diner with further door to utility room and separate ground floor w/c. There is also a door from the entrance hall directly into the kitchen/diner plus further door leading to ground floor study/play room. To the first floor there are four generous double bedrooms with a modern en-suite bathroom to the master bedroom plus a generous modern family bathroom with white three piece suite. From the first floor landing lies pull down ladders to a fully boarded, spacious loft/hobbies room.

Outside the property has a well presented lawned gardens to the front and rear plus leading down the side of the property to the detached double garage at the rear is a block paved driveway providing off street parking for numerous vehicles. 'In our opinion' internally the house is presented to a good standard including a modern fitted kitchen, modern family bathroom and en-suite as well as gas heating and UPVC double glazing throughout.

Being located within Newby the house affords excellent access to an abundance of amenities including local shops, supermarket, library, public house/restaurant, doctors surgery, a regular bus route into town, popular schools plus numerous walks including along Scalby beck ideal for dog owners. Early internal viewing highly recommended as properties in this area, as well presented as this seldom stay on the market for long.





ACCOMMODATION

GROUND FLOOR

Entrance Hall
 Lounge
 19'4" max into bay x 11'10"
Open Plan to:

Dining/Sitting Room
 10'6" x 10'6"
With double doors to:

Breakfast Kitchen/Diner
 22'8" x 13'9" max

Utility Room
 9'2" x 5'3"

Separate W/C
 5'3" x 3'11"

Study/Play Room
 12'10" x 8'2"

FIRST FLOOR

Landing

Bedroom One
 15'1" excluding recess x 11'10"

En-Suite Bathroom
 7'10" max x 6'7"

Bedroom Two
 13'9" x 12'10" max

Bedroom Three
 12'2" max x 10'6" max

Bedroom Four
 9'10" x 8'6"

Bathroom
 8'10" max x 7'3"

Boarded Loft/Hobbies Room

Outside

To the front of the property is a well presented lawned garden with feature planted trees and ornament plus a paved path leading to the front door. There is then a block paved driveway leading down the side of the property to the garage at the rear plus provides off street parking for several vehicles. To the rear of the property is a well presented lawned rear garden with paved patio area enclosed with fenced and conifer boundaries.

Double Garage

Detached with pitched roof providing overhead storage. Also with up and over door, light and power points, window and service door to the side.

Details Prepared/Ref
 TLPF/080524



Interested? Get in touch:

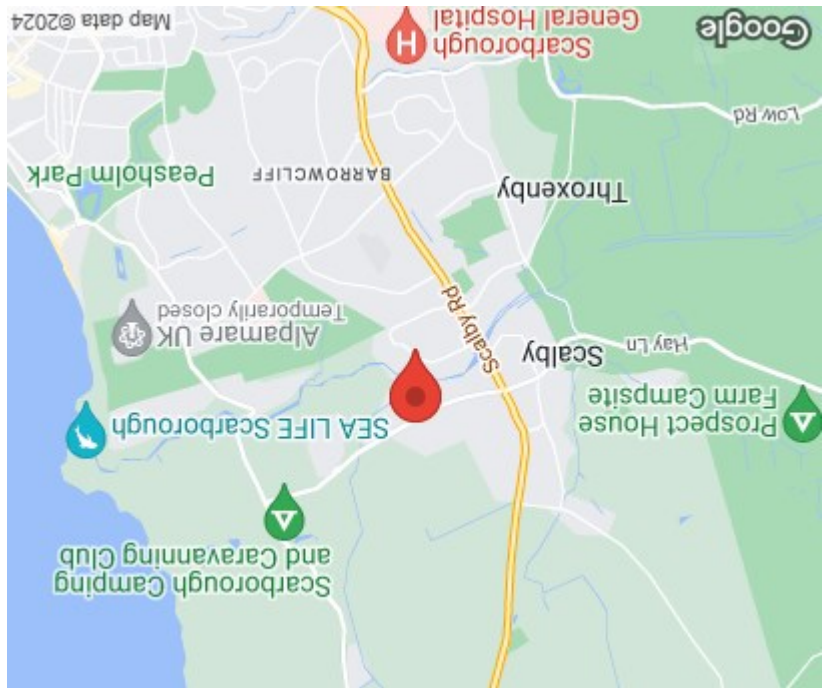
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 www.cphproperty.co.uk

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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



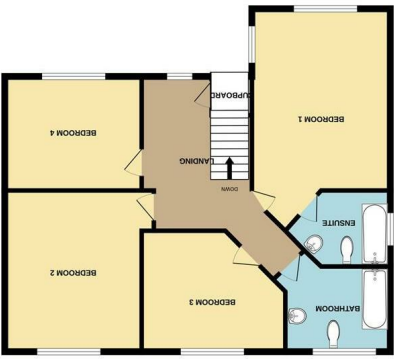
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Very energy efficient - lower running costs	80
(81-91) B		(69-80) C	73
(55-68) D		(39-54) E	
(27-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not environmentally friendly - higher CO2 emissions		Not environmentally friendly - higher CO2 emissions	
Potential		Potential	
Current		Current	



TOTAL FLOOR AREA: 1,949 sq.ft. (181.0 sq.m.) approx.
 What every agent has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, rooms and any other items are approximate and 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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100 sq.ft. (9.3 sq.m.) approx.
 2ND FLOOR



860 sq.ft. (79.2 sq.m.) approx.
 1ST FLOOR



208 sq.ft. (19.2 sq.m.) approx.
 GROUND FLOOR