



25 Newlands Park Grove, Scarborough YO12 6PT
Asking Price £250,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- WELL-PRESENTED SEMI-DETACHED FAMILY HOME
- DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT
- GENEROUS OFF-STREET PARKING & GARAGE
- SUNROOM & OPEN PLAN KITCHEN/DINER
- SITUATED WITHIN THE MUCH SOUGHT AFTER NEWLANDS AREA

CPH are delighted to offer this three bedroom semi-detached family home to the market which benefits from an OPEN PLAN KITCHEN/DINER, SUN ROOM, OFF-STREET PARKING, GARAGE and is located within the desirable Newlands/Peasholm area of Scarborough.

The property comprises on the ground floor; entrance hall with stairs to the first floor, a light and airy bay fronted lounge with feature gas fire and a modern kitchen/diner with a door to the rear garden plus a sun room. To the first floor lies a landing, a bay fronted master bedroom with full length built in wardrobes, a further double bedroom overlooking the garden, a single bedroom/study and white three-piece suite bathroom. The property also has an insulated and boarded loft with power and light.

Externally, to the front of the property lies a lawned garden with a driveway providing off-street parking and leads to the detached single garage. To the rear lies a low maintenance rear garden with a paved patio area, enclosed by fenced and walled boundaries.

This property is particularly well-suited to a family and lies within the catchment area for many popular schools and further amenities and attractions nearby. The location provides excellent access to Peasholm Park, Scarborough's North Bay and the beach, Open Air Theatre, local shops and much, much more.

Viewing this property cannot be recommended enough to fully appreciate the space, setting and finish on offer from this pleasant family home.

If you wish to make a viewing, please contact our friendly team in the office on 01723352235 or via our website at www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge
11'9" x 13'9" max

Kitchen/Diner
19'0" x 9'10" max

Sunroom
9'6" x 8'6" max

FIRST FLOOR

Landing

Bedroom 1
11'9" x 13'9" max

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

Bedroom 3
8'6" x 5'10" max

Bathroom
8'2" x 6'6" max

Externally

To the front of the property lies a front garden laid mainly to lawn with planted borders, a driveway for up to three vehicles leading to a single detached garage and to the rear a low maintenance garden with astro turf, paved seating areas, planted borders and a sheltered seating area.

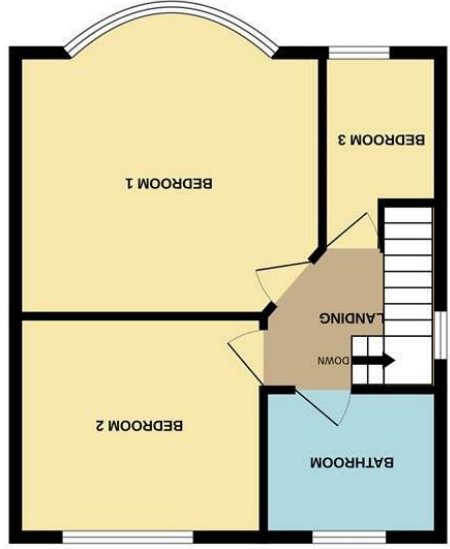
Details Prepared
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Interested? Get in touch:

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TOTAL FLOOR AREA : 96 sq.ft. (86.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan created 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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