



131 Coldyhill Lane, Scarborough YO12 6SD
Offers In The Region Of £440,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- FOUR DOUBLE BEDROOM DETACHED HOUSE
- AMPLE OFF-STREET PARKING & GARAGE
- IMMACULATEDLY PRESENTED THROUGHOUT
- TWO BATHROOMS & FURTHER GROUND FLOOR W/C
- EXTENSIVE GARDEN WITH EXTERNAL BAR
- POPULAR NEWBY/NORTH SIDE LOCATION

CPH are delighted to bring to the market this FOUR BEDROOM DETACHED HOUSE offered to the market with IMMACULATE PRESENTATION throughout, with a MODERN KITCHEN, SUNROOM, LIVING/DINING ROOM, INTEGRAL GARAGE, OFF-STREET PARKING, GENEROUS LAWNED GARDENS and occupying a highly regarded position within the NEWBY AREA/NORTH SIDE area of Scarborough.

The property has been well maintained with gas central heating and uPVC double glazing throughout. The accommodation briefly comprises of: the entrance porch leading to, entrance hallway with stairs to the first floor, a ground floor w/c and separate utility, the living/dining room with log burner, integral garage, spacious modern kitchen which benefits from a range of integrated appliances and sunroom/snug with double doors to the extensive rear garden. To the first floor lies a landing, four double bedrooms with three of the bedrooms benefitting from built in wardrobes and the guest having an en-suite shower room and a further modern house bathroom with three piece suite and further storage area.

Externally, the front of property benefits from an attractive lawned garden with a driveway, providing off-street parking and access to the garage. The rear of the property offers a substantial garden laid mainly to lawn with bush and shrubbery borders, a paved patio seating area, two storage sheds and a decked seating area with external bar.

Being located within Newby the property affords excellent access to a wide range of amenities and attractions including local shops, supermarket, library, public house/restaurant, is near a regular bus route into town plus affords excellent access to a choice of popular junior and secondary schools making this a perfect family home.

Viewing comes highly recommended enough to fully appreciate the space, setting and finish on offer from this 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

Porch
3'3" x 5'2" max

Entrance Hall

Kitchen
20'4" x 8'10" max

Utility
8'6" x 8'10" max

W/C
5'2" x 2'11" max

Integral Garage
18'0" x 8'10" max

Lounge/Diner
22'11" x 13'9" max

Snug/Sun Room
15'1" x 11'5" max

FIRST FLOOR

Landing

Bedroom 1
13'9" x 11'5" max

Bedroom 2
13'9" x 11'9" max

En-Suite
5'2" x 5'2" max

Bedroom 3
10'9" x 13'9" max

Bedroom 4
11'5" x 8'10" max

Bathroom
8'10" x 6'6" max

Externally

To the front of the property lies a front garden laid mainly to lawn, a driveway which provides parking for up to four vehicles and leads to an integral single garage/workshop. To the rear of the property lies a spacious rear garden laid mainly to lawn with decked and paved seating areas, outside bar and two storage sheds.

Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

www.cphproperty.co.uk

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



While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for guidance 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. Made with Metairia ©2024

