



10 Throxenby Lane, Scarborough YO12 5HW  
Price Guide £370,000





- Detached Dormer Bungalow
- Three bedrooms and two bathrooms
- Open plan Lounge/Diner
- Off-Street Parking
- Garage and gardens.
- Could suit multigenerational living
- Electric charging point & Hybrid vehicle socket

CPH are delighted to bring to market this WELL PRESENTED DETACHED DORMER-BUNGALOW with THREE BEDROOMS, TWO BATHROOMS and an OPEN PLAN LOUNGE/DINER. The property benefits from a DRIVEWAY, GARAGE and LAWNED REAR GARDEN. Located in the SOUGHT AFTER area of NEWBY.

The property has been well maintained throughout benefitting from gas central heating with a super efficient Atag boiler and uPVC double glazing. The accommodation briefly comprises of: the entrance hall, providing access to the generous open plan lounge/diner with bay window, the ground floor bedroom, the ground floor bathroom with four-piece suite and the office/utility area with stairs to the first floor, a door to the rear and an opening into the modern kitchen with integrated oven and hob. To the first floor lies a landing with curved walls and storage cupboard, the two double bedrooms, both with walk-in wardrobes and the first floor bathroom with four-piece suite. Externally, the front of the property benefits from a driveway for ample parking leading to the detached garage, hedged boundaries, an electric charging point located near the garage and a hybrid vehicle socket situated by the front door. The rear of the property offers a block paved patio seating area with foundations underneath providing the potential for an extension/conservatory and a garden laid mainly to lawn.



Being located on Throxenby Lane in the ever sought after area of Newby, the property affords excellent access to a wealth of amenities nearby including local shops, supermarket, public house/restaurant, Scarborough hospital as well as a choice of popular junior and secondary schools.

Early internal viewing is essential in order to fully appreciate the space and setting on offer from this well located detached family home. If you wish to book a viewing, please contact CPH today on or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk).





## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Lounge/Diner  
26'6" x 11'9"

Kitchen  
13'1" x 8'2"

Bedroom 3  
11'9" x 10'9"

Bathroom  
10'9" x 7'10"

Office/Utility Area  
15'5" x 14'1"

### FIRST FLOOR

Landing

Bedroom 1  
18'0" x 11'5"

Bedroom 2  
12'5" x 12'1"

Bathroom

## External

The front of the property benefits from a driveway for ample parking leading to the detached garage and hedged boundaries. The rear of the property offers a block paved patio seating area and a garden laid mainly to lawn.

## Details

Council Tax Banding - C

LCGV



Interested? Get in touch:

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