



15 Newlands Park Avenue, Scarborough YO12 6PY
Offers Over £195,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM TERRACE HOUSE
- POPULAR NEWLANDS LOCATION CLOSE TO NORTH BAY
- FRONT & REAR GARDENS
- GARAGE & SUN ROOM
- NO ONWARD CHAIN

Nestled in the sought-after Newlands Park Avenue, this charming three-bedroom mid-terrace house presents an excellent opportunity for young families and first-time buyers alike. Located just a stone's throw from the picturesque North Bay beach, residents will enjoy the perfect blend of coastal living and convenient access to local amenities.

The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The three well-proportioned bedrooms offer comfortable living quarters, while the bathroom and separate w/c cater to all your essential needs. The house also features front and rear gardens, ideal for outdoor enjoyment, and a garage at the rear, providing valuable parking for one vehicle.

Situated within the popular Scalby School catchment area, this home is perfectly positioned for families seeking quality education for their children. The property is offered with no onward chain, allowing for a smooth and straightforward purchase process.

While the house is in need of some cosmetic updating, it presents a wonderful opportunity for buyers to personalise their new home to their taste. With its prime location and potential for enhancement, this property is not to be missed. Embrace the chance to create your dream home in this delightful Scarborough neighbourhood.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Sitting Room
12'9" x 11'9" max

Kitchen/Diner
11'5" x 16'0" max

Sun Room
7'2" x 7'10" max

FIRST FLOOR

Bedroom 1
11'9" x 10'5" max

Bedroom 2
8'10" x 8'10" max

Bedroom 3
8'2" x 6'6" max

WC
4'7" x 2'7" max

Bathroom
5'6" x 5'6" max

Externally

To the front of the property lies a front garden laid mainly to lawn with a gate leading to the front door and storm porch. To the rear of the property lies a low maintenance rear garden with multiple seating areas and a single garage with gated access to the rear lane.

Details Prepared
AB020625



Interested? Get in touch:

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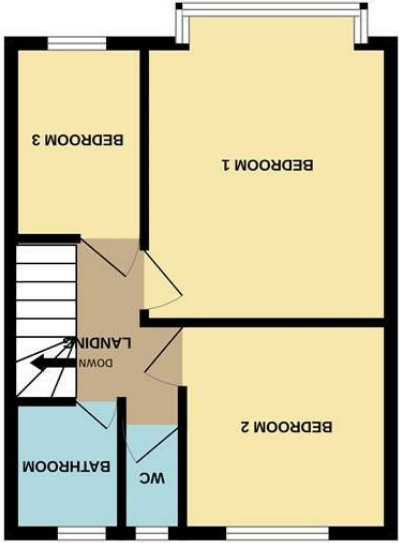
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Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements, dimensions or floor areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.
Made with Blueprints C2025



GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.

