



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

10 Throxenby Lane, Scarborough

Guide Price £360,000



10 Throxenby Lane

Scarborough, Scarborough

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

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.

GROUND FLOOR

Entrance Hall

Lounge/Diner Dimensions: 8.1 x 3.6 (26'6" x 11'9").

Kitchen Dimensions: 4.0 x 2.5 (13'1" x 8'2").

Bedroom 3 Dimensions: 3.6 x 3.3 (11'9" x 10'9").

Bathroom Dimensions: 3.3 x 2.4 (10'9" x 7'10").

Office/Utility Area Dimensions: 4.7 x 4.3 (15'5" x 14'1").

FIRST FLOOR

Landing

Bedroom 1 Dimensions: 5.5 x 3.5 (18'0" x 11'5").

Bedroom 2 Dimensions: 3.8 x 3.7 (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.

HMRC Disclaimer

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained 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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Interested?

Contact our friendly team today

☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



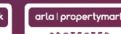
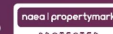
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RICS



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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