



CPH

CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

12 Linden Road, Scarborough
Offers in Region of £165,000



12 Linden Road

Scarborough, Scarborough

- Ideal for those looking to downsize, First Time Buy or possibly investment
- Immaculate 'Move in Ready' Two Bedroom Semi Detached House
- Secluded Cul-de-Sac Location within the Popular Newby area with Open Aspect Views to the Rear
- Two Double Bedrooms, Bow Fronted Lounge, Modern Breakfast Kitchen and Bathroom
- Off Street Parking to the Front plus a Private South Facing Rear Garden

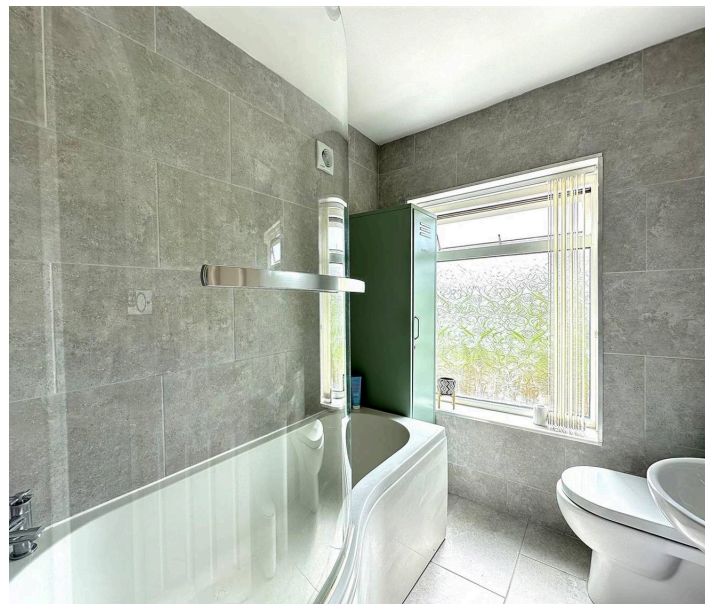
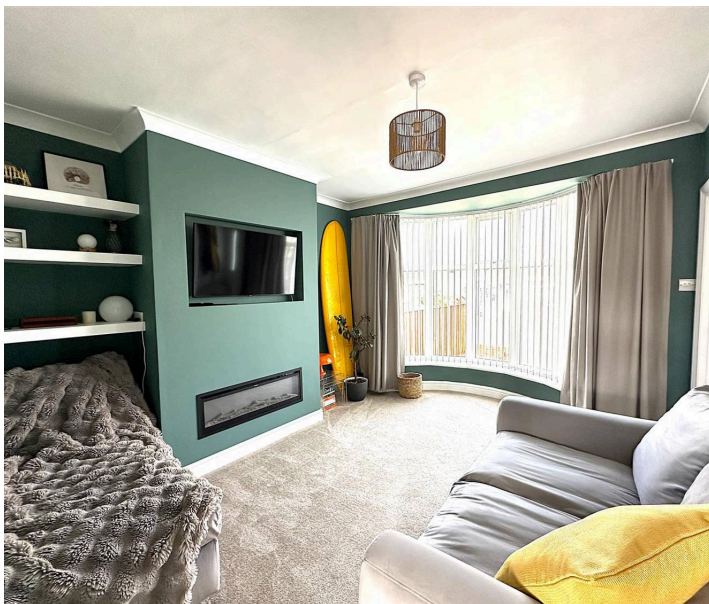
This WELL PRESENTED, TWO BEDROOM SEMI DETACHED HOUSE presents an exceptional opportunity for first-time buyers, those looking to downsize, or potentially as an investment property. Well located within a cul-de-sac in the sought-after Newby area, the property boasts a peaceful setting while remaining conveniently close to a wealth of local amenities plus a choice of popular junior and secondary schools.

'in our opinion' the property is offered to the market in excellent order including a well-maintained interior that is tastefully decorated throughout. The modern breakfast kitchen/diner is perfect for casual dining and entertaining, while the generous bay fronted lounge provides a warm and inviting atmosphere. The property also benefits from gas heating via a modern combination boiler and UPVC double glazing.

Upstairs the two bedrooms are generously sized, offering ample space for relaxation and rest and the bathroom is well-appointed, adding to the overall appeal of this delightful home.

Outside, the property benefits from off-street parking for two vehicles on the front plus a secluded, private South-facing garden to the rear is a true highlight, offering a serene outdoor space to enjoy the sunshine and open aspect views.

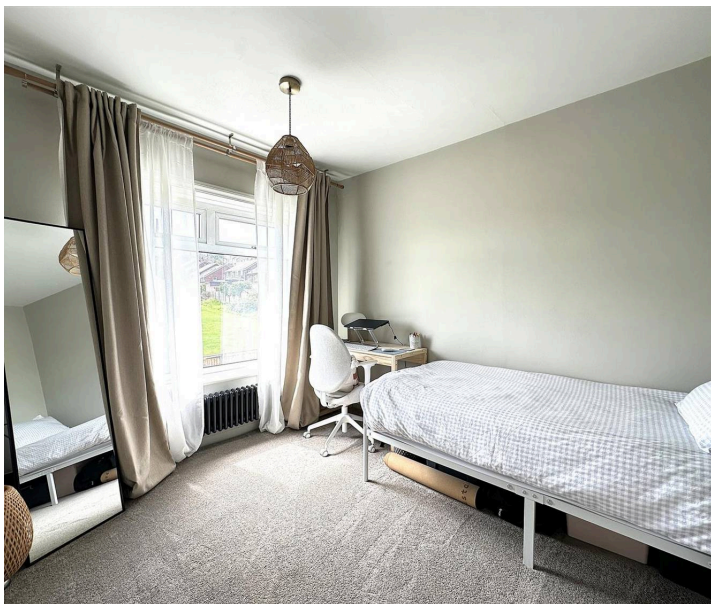
In our opinion, this property is presented to the market in



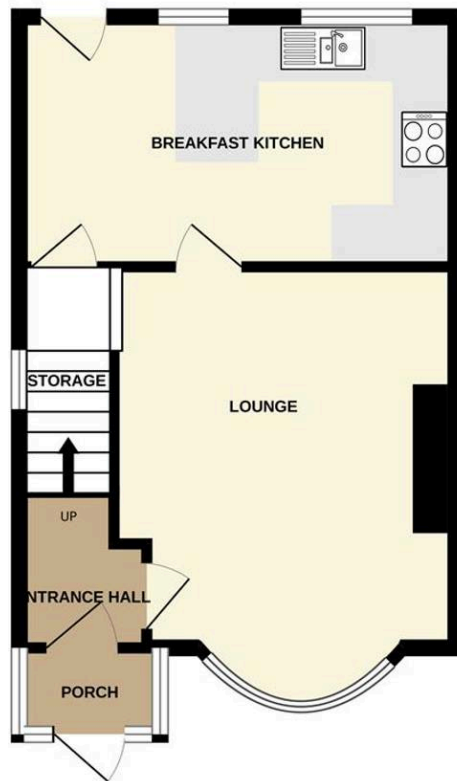


Council Tax Band
Band B

Details Prepared/Ref
PF/290725



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2025

Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



Sales, Lettings & Commercial
ESTATE AGENTS & CHARTERED SURVEYORS
19 St. Thomas Street, Scarborough YO11 1DY



rightmove Zoopla.co.uk PrimeLocation.com

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