



CPH

**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

80 Newlands Park Crescent, Scarborough

Guide Price £196,000





- THREE BEDROOM SEMI-DETACHED HOUSE
- POPULAR NEWLANDS/NORTH SIDE LOCATION
- NO ONWARD CHAIN
- OFF-STREET PARKING & GARDENS
- OPEN PLAN KITCHEN/SUN ROOM
- WALKING DISTANCE TO PEASHOLM PARK & NORTH BAY

We are delighted to present this attractive three-bedroom semi-detached house, ideally positioned in the sought-after Newlands area on Scarborough's popular North Side.

Offered with no onward chain, this inviting home presents an excellent opportunity for buyers looking to create a property tailored to their own tastes. While the property offers excellent potential, it provides an opportunity for buyers to update and personalise the accommodation to suit their own tastes. Ideally suited to families or professionals, it is conveniently located within walking distance of Peasholm Park and the scenic North Bay.

The ground floor welcomes you with a spacious entrance hall leading to a generous living room, complemented by an open-plan kitchen and sun room that forms the heart of the home – ideal for both everyday living and entertaining. The kitchen boasts ample workspace, seamlessly flowing into the bright sun room, which is bathed in natural light.

Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat, as well as a family bathroom.

The property also benefits from practical features such as off-street parking, gas central heating, and double glazing throughout. Located close to excellent local amenities, reputable schools, and transport links, this home combines a desirable lifestyle with the opportunity for a purchaser to further enhance and personalise the accommodation over time.







Early viewing is highly recommended to fully appreciate the potential this wonderful property has to offer - contact us today to arrange your appointment.

#### GROUND FLOOR

**Living Room** 13' 1" x 10' 10" (4.00m x 3.30m)

**Dining Room** 11' 10" x 9' 10" (3.60m x 3.00m)

**Sun Room** 8' 10" x 16' 1" (2.70m x 4.90m)

**Kitchen** 14' 5" x 6' 3" (4.40m x 1.90m)

#### FIRST FLOOR

**Bedroom 1** 13' 1" x 10' 10" (4.00m x 3.30m)

**Bedroom 2** 11' 6" x 10' 10" (3.50m x 3.30m)

**Bedroom 3** 8' 2" x 6' 3" (2.50m x 1.90m)

**Bathroom** 6' 7" x 6' 3" (2.00m x 1.90m)

#### Externally

To the front of the property lies a low maintenance garden mainly laid to lawn. To the side of the property lies a driveway providing off-street parking for up to three vehicles and green house. To the rear of the property you will find a spacious garden which features two external storage sheds, seating area and planted borders.

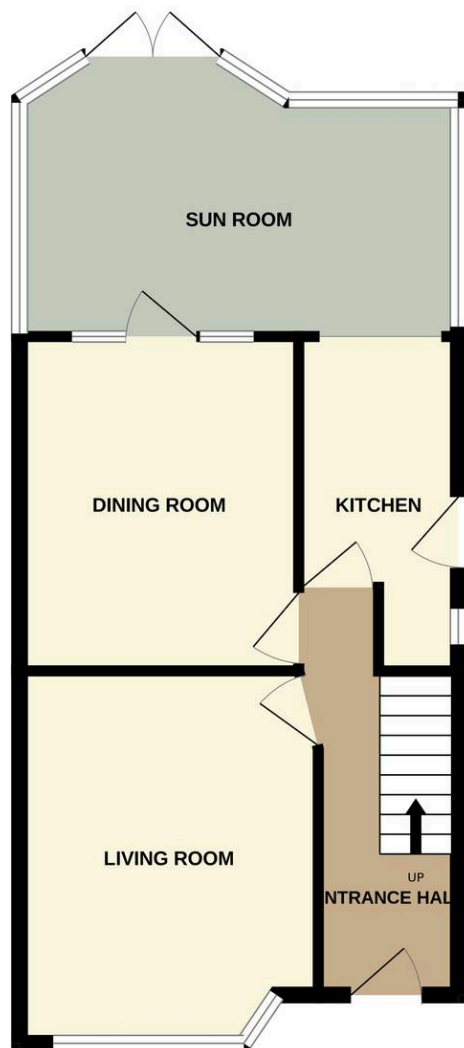
#### Details Prepared

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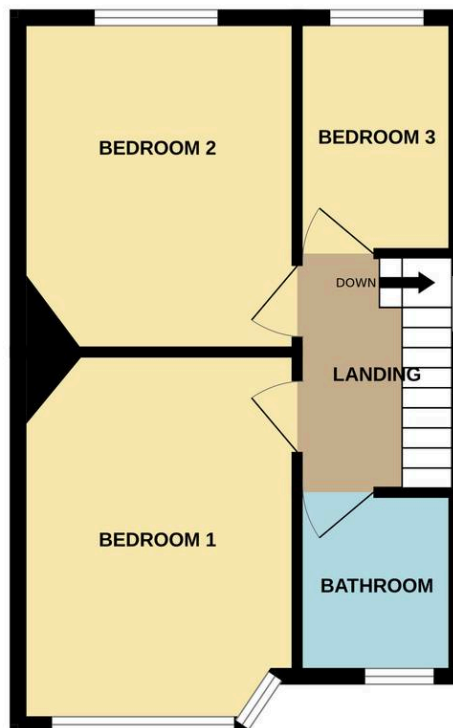




GROUND FLOOR  
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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

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With you every step of the way



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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