



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

8 The Close, Scarborough
Guide Price **£340,000**



8 The Close

Scarborough, Scarborough

- IMPOSING THREE BEDROOM SEMI-DETACHED HOME
- WELL-PRESENTED LIVING ACCOMMODATION
- TWO RECEPTION ROOMS PLUS KITCHEN/DINER
- EN-SUITE SHOWER ROOM, HOUSE BATHROOM
- OFF-STREET PARKING AND GARAGE
- GENEROUS LAWNED GARDENS
- SET WITHIN A CUL-DE-SAC WITHIN POPULAR NEWBY AREA

CPH are delighted to be presenting to the market this WELL PRESENTED THREE BEDROOM, family home with TWO RECEPTION ROOMS plus a SPACIOUS KITCHEN/DINER, EN-SUITE SHOWER ROOM, GARAGE, OFF-STREET PARKING and GENEROUS LAWNED GARDENS. The property is set within a CUL-DE-SAC in Scarborough's ever popular NEWBY AREA and is well placed for a choice of popular schools.

The property itself briefly comprises on the ground floor; entrance porch and hallway with understairs storage, a generous bay fronted lounge with fireplace, separate dining room and a kitchen/diner fitted with a range of units. To the first floor lies a landing, a bay fronted bedroom, a double bedroom with an en-suite shower room, further single bedroom, a house bathroom and a separate WC. Externally, to the front of the property lies a block paved frontage which provides off-street parking and access to the garage. To the rear of the property lies a generous lawned garden with fenced boundaries.

Being located in Newby this well presented home offers excellent access to an abundance of amenities including supermarket, library, doctors surgery, a choice of junior and secondary schools, two colleges, Scarborough hospital plus is also on a regular bus route into the town making this an excellent all round family home.

EARLY INTERNAL VIEWING cannot be recommended highly enough to fully appreciate the space, setting and character on offer. To arrange a viewing, please contact CPH today on





GROUND FLOOR

Vestibule

Entrance Hallway

13' 9" x 6' 11" (4.20m x 2.10m)

Lounge

15' 1" x 14' 1" (4.60m x 4.30m)

Dining Room

13' 1" x 11' 10" (4.00m x 3.60m)

Kitchen

16' 5" x 10' 6" (5.00m x 3.20m)

FIRST FLOOR

Landing

10' 2" x 7' 10" (3.10m x 2.40m)

Bedroom One

15' 1" x 13' 1" (4.60m x 4.00m)

Bedroom Two

13' 1" x 13' 1" (4.00m x 4.00m)

En-Suite to Bedroom Two

6' 11" x 3' 11" (2.10m x 1.20m)

Bedroom Three

9' 6" x 7' 10" (2.90m x 2.40m)

Bathroom

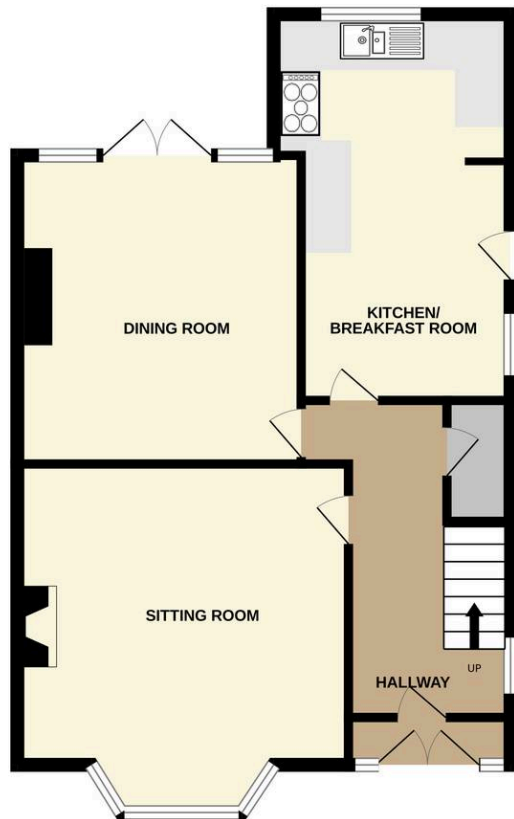
7' 10" x 6' 11" (2.40m x 2.10m)

WC

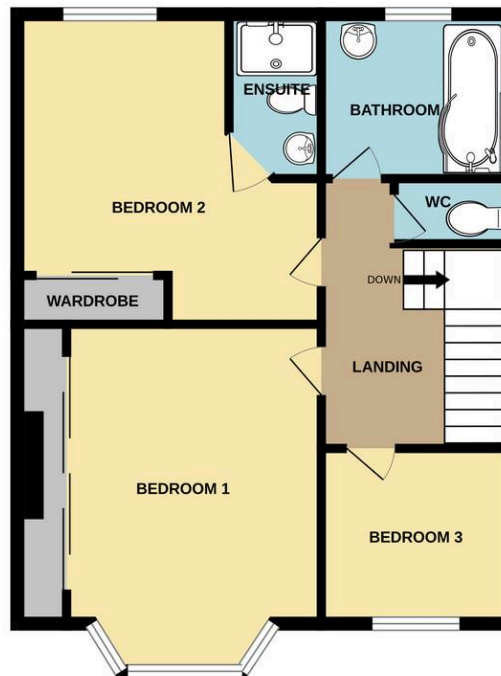
4' 11" x 2' 11" (1.50m x 0.90m)



GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.7 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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