



CPH

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19 Throxenby Lane, Scarborough
£375,000



- EXTENDED FOUR BEDROOM SEM-DETACHED FAMILY HOME
- OFF-STREET PARKING & SUBSTANTIAL GARDEN
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- GROUND FLOOR WC & UTILITY
- SOUGHT AFTER NEWBY LOCATION

We are delighted to present this extended four bedroom semi-detached family home, situated in the highly sought after Newby location.

This property boasts a spacious and versatile layout, ideal for modern family living. The heart of the home is the impressive open plan kitchen, diner, and family room, featuring high-quality fittings and ample space for entertaining or relaxing. A convenient ground floor WC and a separate utility room add to the practicality of the living space, ensuring day-to-day life runs smoothly. Each of the four generous bedrooms offers comfortable accommodation, with plenty of natural light and thoughtful touches throughout. A modern four-piece family bathroom serves the family needs located on the first floor.

The property also benefits from off-street parking, providing ease and convenience for busy households. Located close to popular schools, local amenities, and excellent transport links, this home is perfectly positioned for families seeking both comfort and accessibility.

Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





ACCOMMODATION

GROUND FLOOR

Living Room

12' 6" x 11' 10" (3.80m x 3.60m)

Kitchen

13' 5" x 7' 7" (4.10m x 2.30m)

Dining Room

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

Family Room

16' 9" x 17' 1" (5.10m x 5.20m)

Utility Room

8' 2" x 5' 11" (2.50m x 1.80m)

Wc

2' 7" x 5' 3" (0.80m x 1.60m)

FIRST FLOOR

Bedroom 1

13' 5" x 10' 10" (4.10m x 3.30m)

Bedroom 2

8' 2" x 10' 10" (2.50m x 3.30m)

Bedroom 3

7' 7" x 7' 3" (2.30m x 2.20m)

Bathroom

10' 2" x 7' 3" (3.10m x 2.20m)

SECOND FLOOR

Bedroom 4

10' 10" x 11' 2" (3.30m x 3.40m)

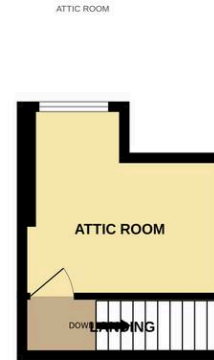
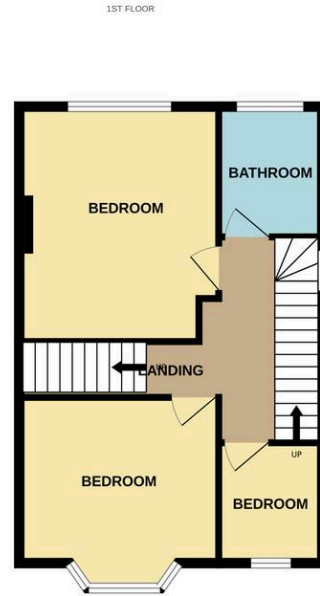
Externally

To the front of the property lies a driveway providing off-street parking for up to four vehicles. To the rear of the property lies a substantial garden with decked seating area and external storage sheds.

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





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



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



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