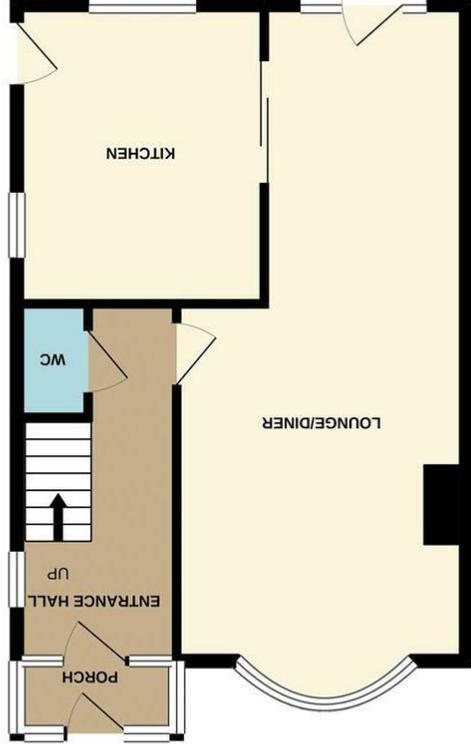


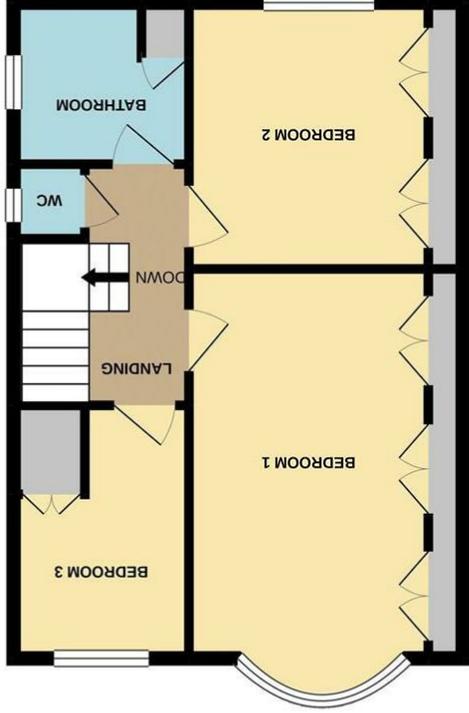
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



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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GROUND FLOOR



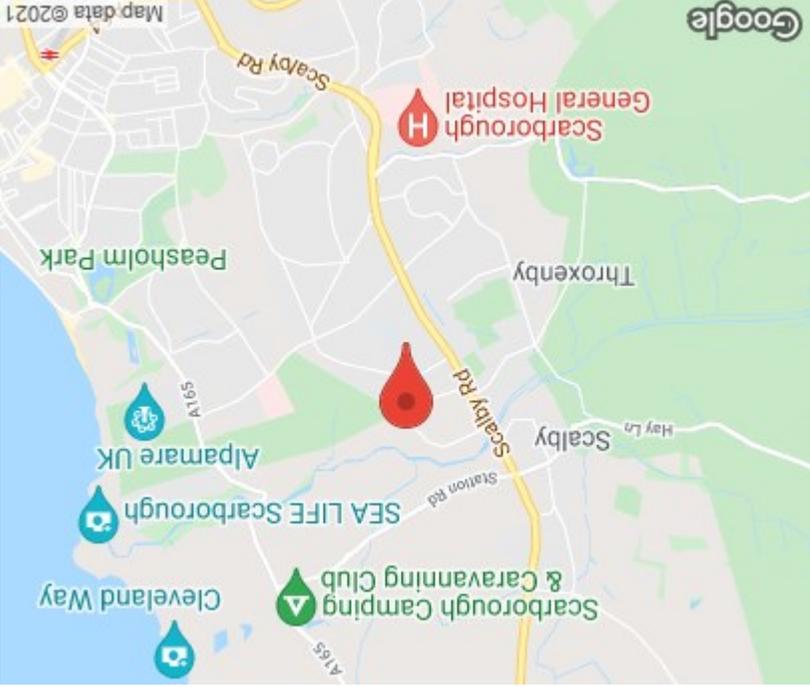
1ST FLOOR

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	
Potential	

Energy Efficiency Rating

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G
Current	
Potential	

Environmental Impact (CO<sub>2</sub>) Rating





46 Hirstead Road, Scarborough YO12 6TW  
Guide Price £240,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS

+++WELL LOCATED in the ever popular NEWBY AREA, this TRADITIONAL THREE BEDROOM, SEMI DETACHED HOUSE with GARAGE and GARDENS is 'in our opinion' well priced for a quick sale with NO

HIGHLY RECOMMENDED as we do not expect this property to stay on the market for long+++The accommodation itself briefly comprises of an entrance porch, entrance hall with stairs leading to the first floor landing and door leading to the generous open plan 26 foot

lounge/dining room with bow window to the front and a door leading out into the rear garden. There is also a kitchen fitted with a range of wall/base units and a downstairs WC. To the first floor the property benefits from two double bedrooms with built in wardrobes and a bow window to the front of the master bedroom. There is also a third single bedroom with built in

cupboard/wardrobes, a house shower room with plumbing for a bath and separate WC. The property has been well maintained however would now benefit 'in our opinion' from a scheme of cosmetic updating. Outside the property lies lawned gardens with a gated patio, two block paved driveways providing off-street parking for numerous vehicles in total and a garage with an electric up and over door and power sockets. Being

located in Newby the property would make an excellent family home being well placed for a choice of popular junior and secondary schools as well as local shops, supermarket, library and is near a regular bus route into Scarborough. Offered to the market with NO ONWARD CHAIN early viewing is highly recommended to fully appreciate the space, setting and location on offer with this generous family home. To arrange a viewing, please contact CPH today on 01723522255 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





ACCOMMODATION:

GROUND FLOOR

- Porch  
7'3" x 2'11"
- Entrance Hall  
14'5" x 6'3"
- WC
- Lounge/Diner  
26'7" max x 11'10" max
- Kitchen  
10'2" x 9'10"

FIRST FLOOR

- Landing  
7'10" max x 7'7" max
- Bedroom One
- Bedroom Two  
11'2" max x 10'6" max
- Bedroom Three  
10'2" x 6'11" max

Bathroom  
7'3" x 5'11"

OTHER:

External  
To the front of the property lies a block paved driveway providing off-street parking for approx 3 cars, a car port and a lawned/planted garden. To the rear of the property lies a low-maintenance paved garden.

Garage  
19'0" x 11'6"

The property does also benefit from a further driveway providing access to the garage with an up and over door.

Details Prepared  
TLGV/130821



Interested? Get in touch:

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www.cphproperty.co.uk

**CPH**