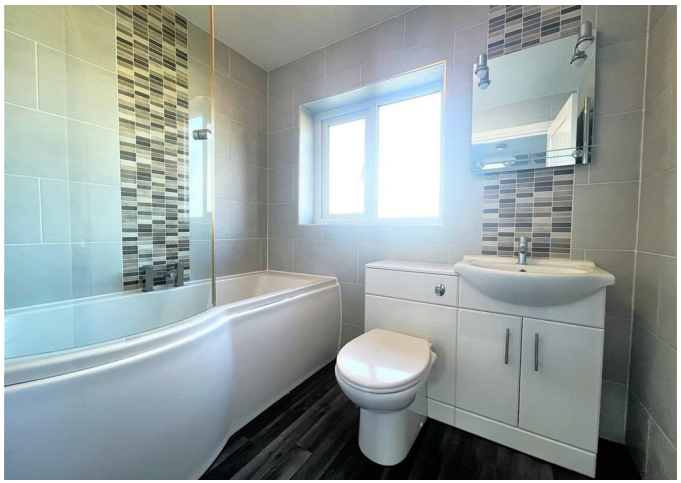
4 Newlands Park Road, Scarborough, YO12 6PX

Offers Over £220,000

CPH

ESTATE AGENTS AND
CHARTERED SURVEYORS



- A NEWLY RENOVATED THREE BEDROOM SEMI-DETACHED HOME
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- LAWNED GARDENS
- OFF-STREET PARKING AND GARAGE
- SOUGHT AFTER NEWLANDS LOCATION

CPH are delighted to be presenting to the market this NEWLY RENOVATED, THREE BEDROOM SEMI-DETACHED HOME which would make an EXCELLENT FAMILY HOME being situated within Scarborough's highly sought after NEWLANDS area and benefits from LAWNED GARDENS, OFF-STREET PARKING and a GARAGE.

The accommodation comprises internally; entrance hall with stairs to the first floor and understairs storage, a bow fronted lounge with a fireplace and a generous kitchen/diner with sliding doors to the rear gardens. To the first floor of the property lies a landing, a bow fronted master bedroom, a double bedroom, a further bedroom and a white three-piece bathroom suite. Externally, to the front of the property lies a lawned garden and a driveway providing off-street parking and access to a detached garage. To the rear of the property lies a garden laid mainly to lawn with fenced boundaries. 'In our opinion' the property is offered to the market in excellent order throughout having been newly renovated with a modern kitchen and bathroom.

Newlands Park Road lies on Scarborough's popular North side (within the popular Newlands area) and is ideally located for a range of amenities including local shops, a chemist, eateries, a range of popular schools, transport links and also within proximity lies Scarborough’s Open Air Theatre, Scarborough’s North Bay beach and Alpamare.

Viewing is a must in order to fully appreciate the space, setting, surroundings and finish on offer from this property. If you would like to book a viewing, please contact CPH Property Services on 01723352235 or visit our website www.cphproperty.co.uk

ACCOMMODATION:

GROUND FLOOR

Entrance Hallway
11'9" x 5'10" max

Lounge
14'1" max into bay x 14'1" max

Kitchen/Diner
19'0" x 9'10" max

FIRST FLOOR

Landing
7'10" max x 7'6"

Bedroom One
14'1" max into bay x 12'5"

Bedroom Two
12'5" x 9'10"

Bedroom Three
7'10" max x 7'10"

Bathroom
7'6" x 5'6"

Details Prepared
TLPF/180522

Interested? Get in touch:
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e. sales@cphproperty.co.uk
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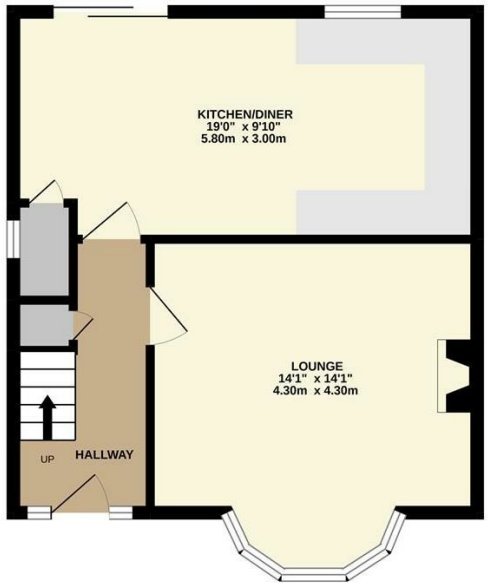
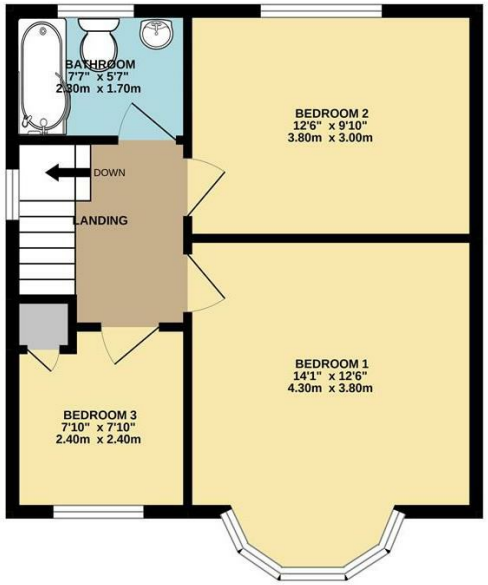
GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 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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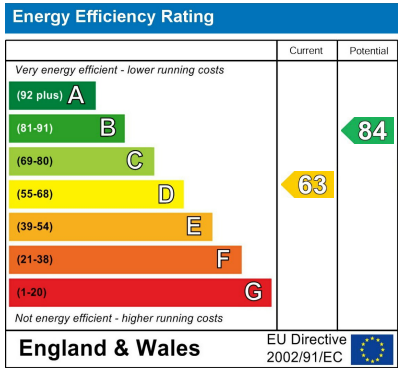

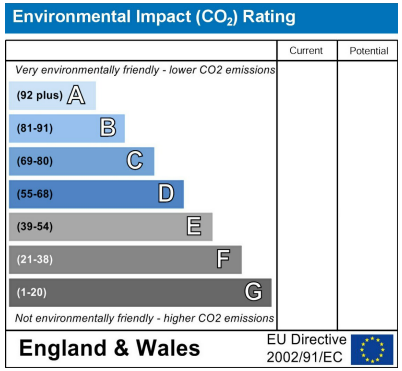

RICS naea propertymark arla propertymark TDS Tenancy Deposit Scheme The Property Ombudsman SALES The Property Ombudsman LETTINGS

CPH Property Services
19 St.Thomas Street, Scarborough YO11 1DY
e.sales@cphproperty.co.uk | cphproperty.co.uk

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