



1A Lady Ediths Park, Scarborough YO12 5PB
Guide Price £389,995

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- DETACHED DORMER-BUNGALOW
- 5 BEDROOM WITH MASTER ENSUITE
- SET OF GENEROUS PRIVATE PLOT
- OFF-STREET PARKING & GARAGE
- VACANT POSSESSION
- NO ONWARD CHAIN

Early internal viewing is a MUST for this SPACIOUS, FIVE BEDROOM DETACHED HOME that occupies a GENEROUS PLOT within the sought after NEWBY area of Scarborough. The property is offered to the market with NO ONWARD CHAIN, DOWNSTAIRS WC, WRAP AROUND GARDENS, OFF-STREET PARKING and a GARAGE.

The property does benefit from gas central heating. The property briefly comprises on the ground floor; entrance hallway with stairs to the first floor, a downstairs WC, the lounge with feature fireplace, the dining room, the modern kitchen with integrated oven and hob, a downstairs bedroom/study and the utility room with access to the rear. To the first floor lies a landing providing access to the master bedroom with ensuite shower room, three further bedrooms and the family bathroom with white three-piece suite. Externally, the property benefits from generous wrap around gardens, block paved off-street parking for ample parking and garage.

Being located within Newby, the property affords excellent access to a wide range of amenities including being a short, few minutes walk to Scarborough Hospital, local shops, 24hr garage, 'Proudfoots' supermarket, library, doctor's surgery, public house/restaurant and is also on a regular bus route into Scarborough plus the property also affords a choice of popular schools.

Early internal viewing is highly recommended for this property to fully appreciate the space, setting and surroundings on offer from this five bedroom home. If you wish to book a viewing, please contact our friendly and experienced sales team at CPH on 01723352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION

GROUND FLOOR

Lounge
19'4" x 12'5"

Dining Room
11'5" x 10'5"

W/C
8'2" x 3'7"

Kitchen
15'8" x 13'5"

Bedroom 5/Study
9'2" x 8'2"

Utility Room
8'6" x 8'2"

Garage

FIRST FLOOR

Bedroom 1
13'9" x 11'9"

Ensuite
8'6" x 7'10"

Bedroom 2
13'9" x 10'5"

Bedroom 3
11'1" x 8'10"

Bedroom 4
10'9" x 8'6"

Bathroom
8'10" x 8'6"

External

The property benefits from generous wrap around gardens, block paved off-street parking for ample parking and garage.

Details

Council Tax Banding - E

LCGV 21072023



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

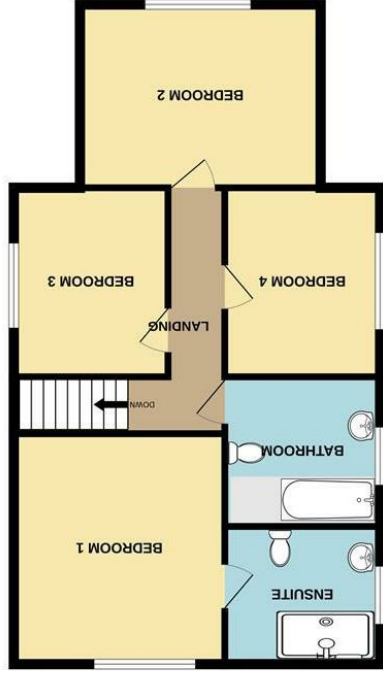
t. 01723 352235

e. sales@cphproperty.co.uk

www.cphproperty.co.uk

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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



TOTAL FLOOR AREA: 1818 sq.ft. (168.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures 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 been tested and guaranteed as to their operability or efficiency can be given.
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