



10 Throxenby Lane, Scarborough YO12 5HW
Price Guide £358,000



- Detached Dormer Bungalow
 - Three bedrooms and two bathrooms
 - Open plan Lounge/Diner
 - Off-Street Parking
 - Garage and gardens.
 - Could suit multigenerational living
 - Electric charging point & Hybrid vehicle socket
- CPH are delighted to bring to market this WELL PRESENTED DETACHED DORMER-BUNGALOW with THREE BEDROOMS, TWO BATHROOMS and an OPEN PLAN LOUNGE/DINER. The property benefits from a DRIVEWAY, GARAGE and LAWNED REAR GARDEN. Located in the SOUGHT AFTER area of NEWBY.

The property has been well maintained throughout benefitting from gas central heating with a super efficient Atag boiler and uPVC double glazing. The accommodation briefly comprises of: the entrance hall, providing access to the generous open plan lounge/diner with bay window, the ground floor bedroom, the ground floor bathroom with four-piece suite and the office/utility area with stairs to the first floor, a door to the rear and an opening into the modern kitchen with integrated oven and hob. To the first floor lies a landing with curved walls and storage cupboard, the two double bedrooms, both with walk-in wardrobes and the first floor bathroom with four-piece suite. Externally, the front of the property benefits from a driveway for ample parking leading to the detached garage, hedged boundaries, an electric charging point located near the garage and a hybrid vehicle socket situated by the front door. The rear of the property offers a block paved patio seating area with foundations underneath providing the potential for an extension/conservatory and a garden laid mainly to lawn.



Being located on Throxenby Lane in the ever sought after area of Newby, the property affords excellent access to a wealth of amenities nearby including local shops, supermarket, public house/restaurant, Scarborough hospital as well as a choice of popular junior and secondary schools.

Early internal viewing is essential in order to fully appreciate the space and setting on offer from this well located detached family home. If you wish to book a viewing, please contact CPH today on 01723352235 or visit www.cphproperty.co.uk.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge/Diner
26'6" x 11'9"

Kitchen
13'1" x 8'2"

Bedroom 3
11'9" x 10'9"

Bathroom
10'9" x 7'10"

Office/Utility Area
15'5" x 14'1"

FIRST FLOOR

Landing

Bedroom 1
18'0" x 11'5"

Bedroom 2
12'5" x 12'1"

Bathroom

External

The front of the property benefits from a driveway for ample parking leading to the detached garage and hedged boundaries. The rear of the property offers a block paved patio seating area and a garden laid mainly to lawn.

Details

Council Tax Banding - C

LCGV 18082023



Interested? Get in touch:

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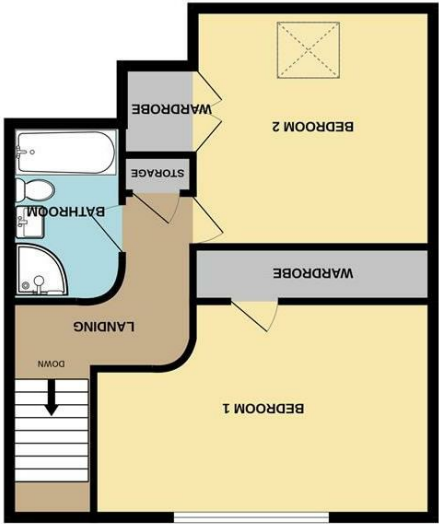
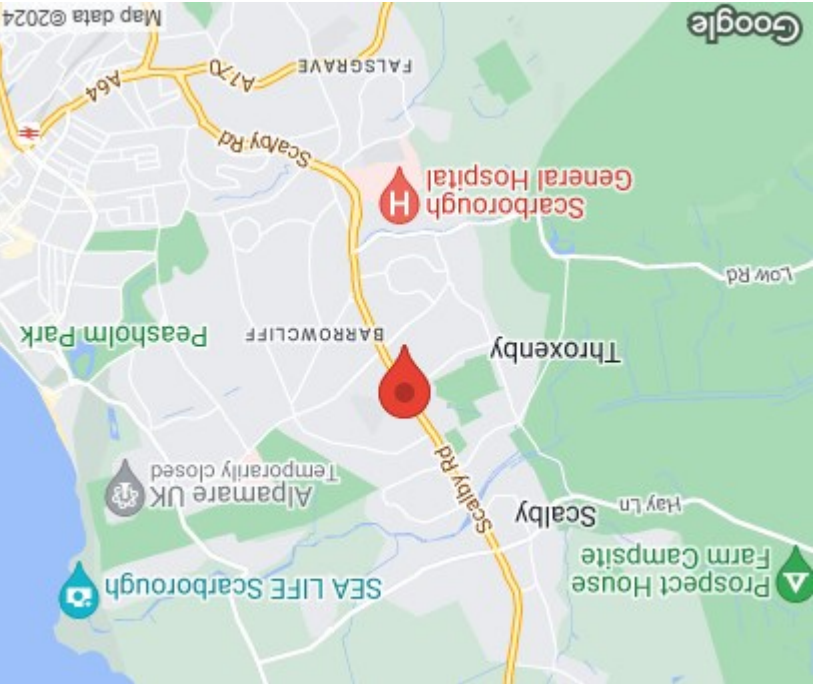
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



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

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
	(1-20) G
Current	58
Potential	82



1ST FLOOR
 561 sq.ft. (52.1 sq.m.) approx.



GROUND FLOOR
 884 sq.ft. (82.1 sq.m.) approx.

TOTAL FLOOR AREA: 1445 sq.ft. (134.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any variation 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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