



23 Lowdale Avenue, Scarborough YO12 6JR
Offers Over £300,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



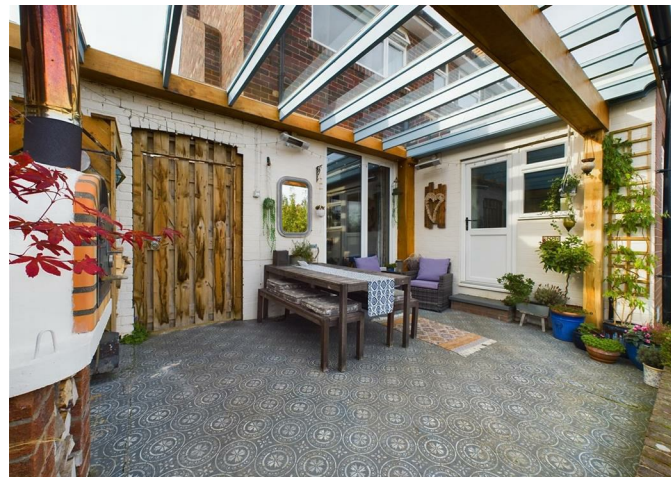
- SEMI-DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- GENEROUS LIVING ACCOMMODATION
- LAWNED GARDENS TO THE FRONT & REAR
- DRIVEWAY & GARAGE
- VERANDA WITH ELECTRIC HEATERS & PIZZA OVEN
- EXTERNAL SUNROOM/OFFICE
- POPULAR NEWLANDS/NORTHSTEAD LOCATION
- SEA/CASTLE VIEWS

CPH are delighted to bring to market this WELL PRESENTED SEMI-DETACHED FAMILY HOME. The property benefits from FOUR BEDROOMS, OFF-STREET PARKING, GARAGE and LAWNED GARDENS with VERANDA/TERRACE. The property occupies a desirable location within the highly sought after NEWLANDS/NORTHSTEAD area of Scarborough with SEA/CASTLE VIEWS.

The property has been well maintained throughout with gas central heating and uPVC double glazing. The accommodation briefly comprises of: the entrance porch and hallway, the living room with open fire and built in bookcase with storage, the sitting room with sliding doors to the rear veranda and the kitchen/diner with a range of integrated appliances. To the first floor lies a landing, a double bedroom with Sea/Castle views, two further double bedrooms, the bathroom and separate W/C. To the second floor lies a landing with storage cupboard and a further double bedroom with sea/castle views. Externally, the front of the property benefits from a lawned garden complete with flowerbeds, a driveway for off-street parking and a single garage with power. The rear of the property offers an attractive veranda with electric heaters, a pizza oven and a log store, a lawned garden, a paved seating area and a sunroom/office cabin with power.

The property is well located in the sought after area of Newlands/Northstead and within the catchment area for many popular schools with further amenities and attractions nearby. The location provides excellent access to Peasholm Park, Scarborough's North Bay and the beach, Open Air Theatre, local shops and much, much more.

Internal viewing for this property is highly recommended in order to fully appreciate this semi-detached family home. If you wish to arrange a viewing please contact our friendly team at CPH on 01723352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Hallway

Living Room
13'1" x 12'9"

Sitting Room
11'10" x 11'9"

Kitchen/Diner
19'4" x 7'7"

Veranda/Terrace
17'8" x 11'3"

FIRST FLOOR

Bedroom 1
11'9" x 11'8"

Bedroom 2
10'9" x 10'8"

Bedroom 3
9'1" x 6'7"

Bathroom
8'4" x 5'0"

W/C
5'9" x 2'5"

SECOND FLOOR

Bedroom 4
15'5" x 10'5"

External

The front of the property benefits from a lawned garden complete with flowerbeds, a driveway for off-street parking and a single garage with power. The rear of the property offers an attractive veranda with electric heaters, a pizza oven and a log store, a lawned garden, a paved seating area and a sunroom/office cabin with power.

Details

Council Tax Banding - C

LCAB 18102023

Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

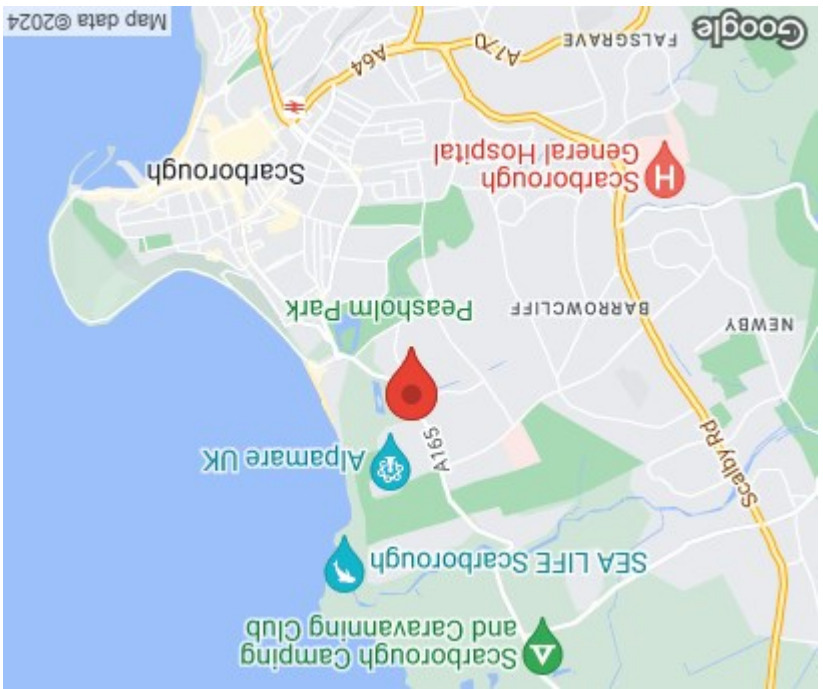
CPH

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 energy efficient - lower running costs	(A plus) A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
Current	79
Potential	61

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



Map data ©2024