



54 Lady Ediths Park, Scarborough, YO12 5PD
Guide Price £230,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS LIVING/DINING ROOM
- CONSERVATORY
- GARAGE AND OFF-STREET PARKING
- LAWNED GARDENS
- POPULAR NEWBY LOCATION

NEW to the market is this THREE BEDROOM SEMI-DETACHED HOME which is set in the popular NEWBY area of Scarborough. The property is offered in GOOD DECORATIVE ORDER with a GENEROUS LIVING/DINING ROOM, CONSERVATORY, GARAGE, OFF-STREET PARKING and LAWNED GARDENS.

The accommodation comprises on the ground floor; entrance hallway with stairs to the first floor and understairs storage, a box bay fronted living/dining room, a kitchen fitted with a range of units and a light and airy conservatory. To the first floor of the property lies a landing, two double bedrooms (the second bedroom housing the boiler), a third bedroom with built-in storage, a tiled bathroom and a separate WC. Externally, to the front of the property lies a low-maintenance garden and a block paved 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.



Being located within Newby, the property affords excellent access to a wide range of amenities including 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 does come highly recommended for this property to fully appreciate the space, setting and surroundings on offer from this three bedroom family 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

Entrance Hallway

14'5" x 6'5" max

Living/Dining Room

24'11" max x 11'10" narrowing to 8'3"

Kitchen

10'0" x 10'0"

Conservatory

11'2" x 8'6"

FIRST FLOOR

Landing

8'5" max x 7'6" max

Bedroom One

13'5" x 11'4"

Bedroom Two

11'2" x 10'11"

Bedroom Three

10'4" max x 7'1" max

Bathroom

7'5" max x 5'4" max

Separate WC

OTHER:

Garage

17'1" x 9'6"

External

The property has the additional benefit of a block paved driveway, providing off-street parking/access to the garage and a lawned garden that is enclosed by fenced boundaries.

Please Note

The owner of this property is an associate of CPH Property Services.

Details Prepared

TLJW010823



Interested? Get in touch:

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www.cphproperty.co.uk

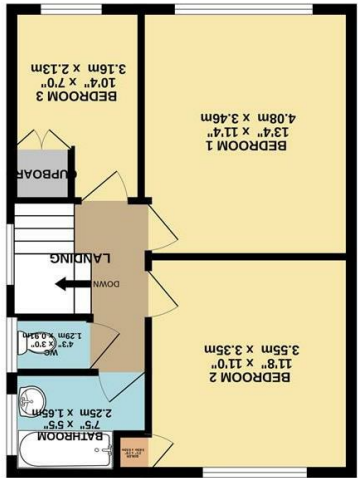
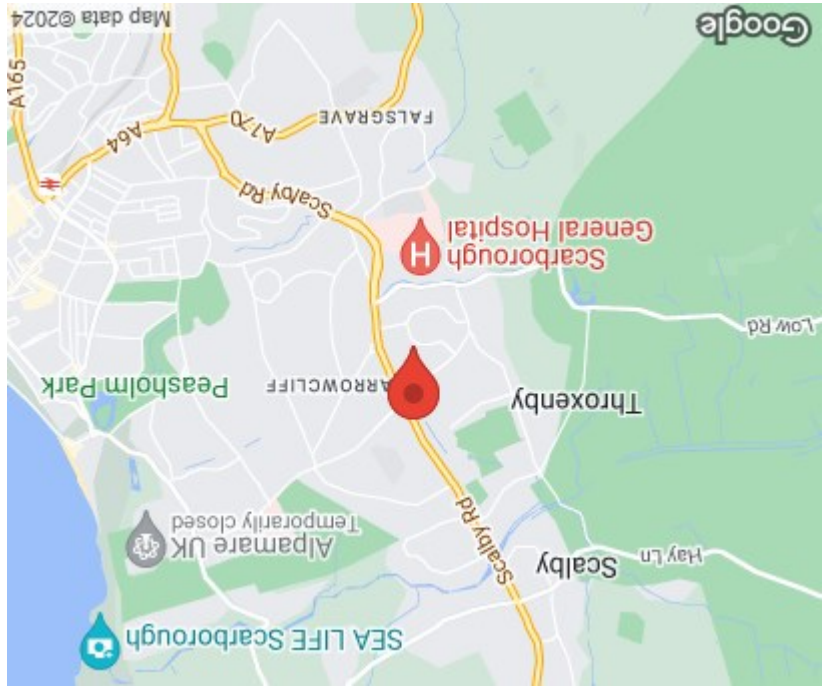
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any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

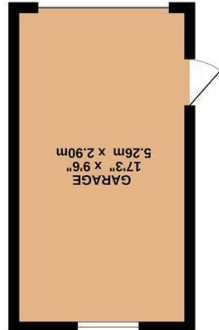


England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very 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	Potential



1ST FLOOR
 459 sq.ft. (42.7 sq.m.) approx.



GROUND FLOOR
 734 sq.ft. (68.2 sq.m.) approx.

TOTAL FLOOR AREA: 1193 sq.ft. (110.9 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, spaces and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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