



13 Northstead Manor Drive, Scarborough YO12 6AA  
Offers In The Region Of £280,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- SPACIOUS THREE BEDROOM SEMI-DETACHED HOME
- THREE RECEPTION ROOMS
- DESIRABLE NORTHSTEAD/PEASHOLM LOCATION
- OFF-STREET PARKING, GARAGE, GENEROUS GARDENS FRONT & REAR
- IDEAL FAMILY HOME

CPH are DELIGHTED to offer this to the market this THREE BEDROOM SEMI-DETACHED FAMILY HOME which BENEFITS from TWO RECEPTION ROOMS, SUNROOM, OFF-STREET PARKING, GARAGE and is located within an ENVIABLE CENTRAL POSITION within the DESIRABLE NORTHSTEAD/PEASHOLM LOCATION.

The property does already benefit from gas central heating and comprises on the ground floor; porch, entrance hall with stairs to the first floor, downstairs W/C/wet room, a light and airy bay fronted dining room, a separate lounge with sliding door access to the sunroom and a fully fitted Kitchen. To the first floor of the property lies a landing, a master bedroom, a further two double bedrooms and a three-piece family bathroom.

Externally, to the front of the property lies a front garden, driveway providing off-street parking for up to 4 vehicles and access to a brick built detached garage with light and power. Furthermore, to the rear of the property benefits from a south facing generous block paved low maintenance garden and greenhouse.

This property is particularly well-suited to a family and lies within the catchment area for many popular schools and 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.

Viewing this property cannot be recommended enough to fully appreciate the space, setting and surroundings on offer from this well located family home. If you wish to make a viewing, please contact our friendly team in the office on 01723352235 or via our website at [www.cphproperty.co.uk](http://www.cphproperty.co.uk).







#### ACCOMODATION

##### GROUND FLOOR

Entrance Vestibule  
2'9" x 3'11" max

Hallway  
7'3" x 7'3" max

Dining Room  
9'10" x 10'10" max

Living Room  
11'10" x 13'6" max

Sunroom  
10'4" x 10'8" max

Kitchen  
11'10" x 9'10" max

Wet Room/WC  
3'0" x 2'8"

Side Entrance  
3'10" x 2'11"

##### FIRST FLOOR

Landing  
3'3" x 10'3" max

Bedroom 1  
11'11" x 14'9" max

Bedroom 2  
11'10" x 9'11" max

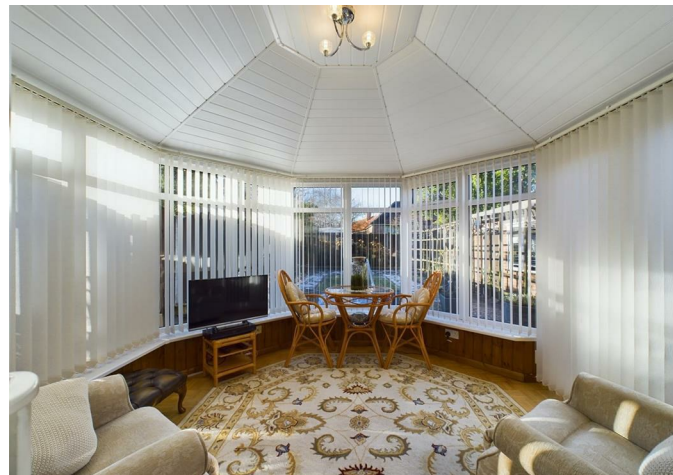
Bedroom 3  
9'10" x 10'10" max

Bathroom  
6'1" x 8'3" max

##### Externally

To the front of the property lies a generous low maintenance front garden, driveway for up to 4 vehicles and a detached brick built garage with light and power. To the rear of the property lies a further south facing generous sized rear garden which also contains a green house.

Details Prepared  
AB230124



Interested? Get in touch:

19 St.Thomas Street,  
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

www.cphproperty.co.uk

**CPH**

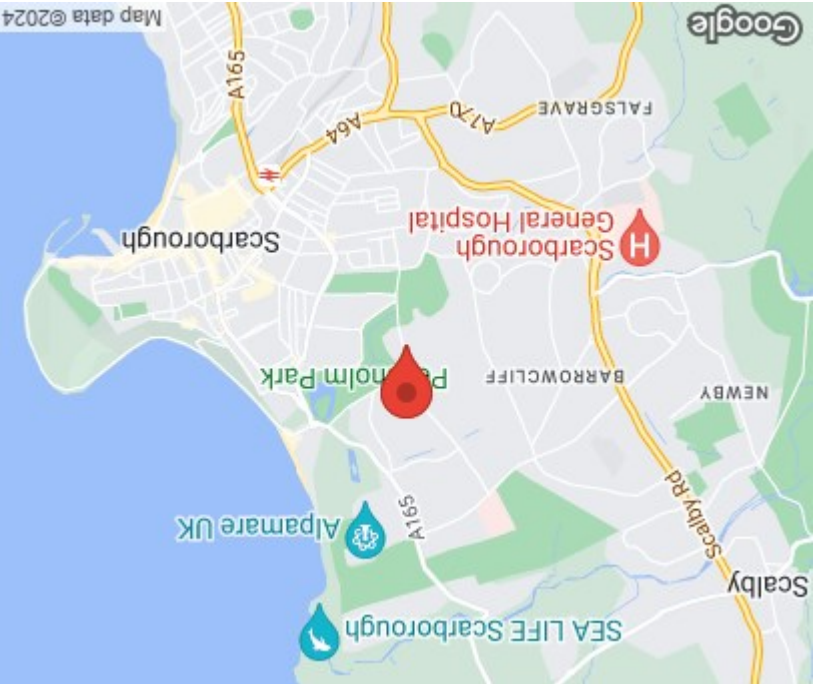


NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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 environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO <sub>2</sub> 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
Not energy efficient - higher running costs	(1-20) G
Current	
Potential	



Approximate total area\* 1155.82 ft<sup>2</sup> 107.38 m<sup>2</sup>

\*Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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