



46 Southlands Grove, Scarborough YO12 5PH
Price Guide £230,000



- THREE BEDROOM SEMI-DETACHED HOUSE
- NEWLY DECORATED
- OPEN ASPECT VIEWS OVER SCARBOROUGH
- OFF-STREET PARKING AND GARAGE
- SPLIT LEVEL GARDENS
- POPULAR NEWBY LOCATION

Enviably located within Scarborough's much sought after NEWBY area is this THREE BEDROOM, SEMI-DETACHED FAMILY HOME which benefits from OFF-STREET PARKING, GARAGE with inspection pit and GENEROUS LAWNED GARDEN with a newly laid RESIN SEATING AREA. Also being on an elevated plot benefits from far reaching views over Scarborough to the sea.

The property 'in our opinion' is offered to the market in great order through having been newly decorated and comprises on the ground floor; entrance hall with stairs to the first floor and understairs storage, an open plan box bay fronted living/dining room and a modern kitchen fitted with a range of units. To the first floor of the property lies a landing with doors to three bedrooms and a newly fitted shower room. Outside of the property benefits from off-street parking for 3/4 vehicles leading to the detached garage with inspection pit. To the rear is a split level lawned/resin garden with open aspect views.



The property is well located within the popular Newby area of Scarborough and 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 is highly recommended. 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 Hall
 Double glazed entrance door and stairs to first floor landing with built in understairs cupboard.

Lounge Area
 16'8" max to bay x 11'11" max
 Front facing, double glazed box bay window, open plan to:

Dining Area
 10'6" x 8'4"
 French doors leading to resin seating area.

Kitchen
 10'1" x 10'0"
 Modern fitted kitchen with plumbing for a washing machine and side access door.

FIRST FLOOR

First Floor Landing
 Access to the loft space via a loft hatch and doors to:

Master Bedroom
 13'5" x 11'6"
 Double glazed window to the front.

Bedroom Two
 11'2" x 11'0"
 Rear windows with open aspect views over Scarborough to the sea.

Bedroom Three
 10'5" max x 7'1"
 Over-stairs integrated storage

cupboard.

Bathroom
 8'6" max x 8'2"
 A newly fitted shower room.

Outside
 To the front of the property is a off-street parking for 3/4 vehicles to the side of the home leading down to the detached garage. To the rear of the property lies a garden which consist of generous split level newly laid resin area and lawned garden. The rear gardens also benefit from views over Scarborough and rear access into the garage inspection pit.

Garage
 The brick built detached garage with pitched roof offers a up and over door and side service door, currently benefiting from light and power and a mechanics inspection pit which is covered up with wooden planks and can be accessed externally from the rear of the garage.

Council Tax and EPC
 EPC Rating Band C
 Council Tax Band C

Details Prepared/Ref:
 TLPF/190124

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR



1ST FLOOR

