



45 The Uplands, Scarborough, YO12 5HU
Offers In The Region Of £215,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS PLUS ORANGERY
- IDEAL FAMILY HOME
- GARDENS TO THE FRONT AND REAR
- POPULAR NEWBY LOCATION

NEW TO THE MARKET is this IDEAL FAMILY HOME which benefits from THREE BEDROOMS, a MODERN KITCHEN AND BATHROOM, TWO RECEPTION ROOMS plus an ORANGERY, GARDENS TO THE FRONT/REAR and views over Scarborough. This property is located within the much sought after NEWBY area and is within close proximity to a choice of POPULAR SCHOOLS.

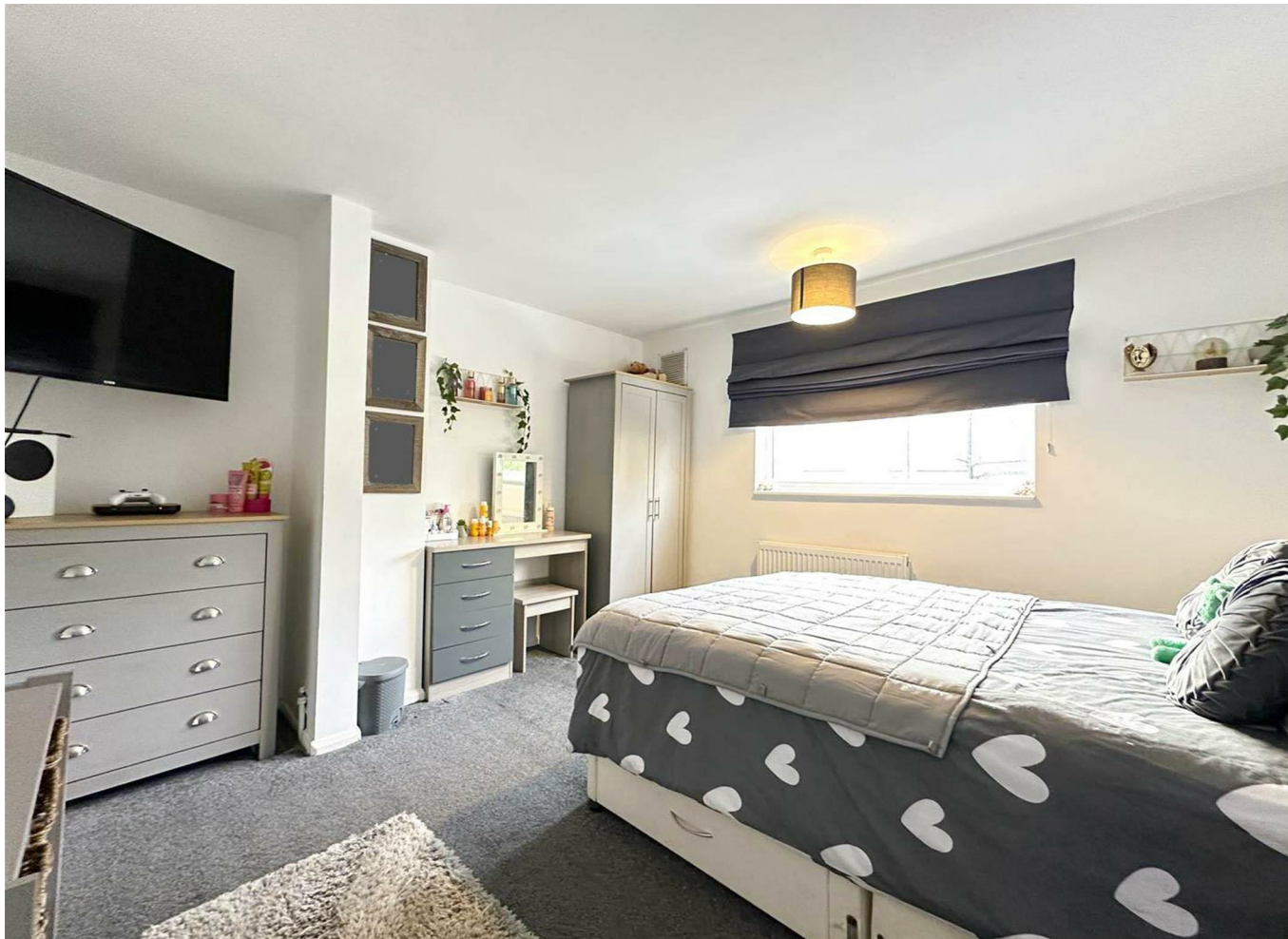
The property itself briefly comprises of an entrance porch, hallway with stairs to the first floor, lounge with a log burner and a separate dining room. From the dining room lies double doors to the rear providing access into a light and airy orangery/further sitting room again with further double doors to the rear which leads into the rear garden. Also to the ground floor lies a stunning modern breakfast kitchen fitted with a range of integrated appliances (oven, dishwasher, fridge/freezer) and a door to the rear porch. To the first floor lies a landing with access into the loft space, two double bedrooms, a single bedroom and a modern house bathroom.

Externally, to the front of the property lies a garden with a lawned area and a pathway leading down the side of the property, to the rear garden. The rear garden is mainly paved and is enclosed by fenced boundaries.

The Uplands is located within the ever popular Newby area and is surrounded with a wealth of amenities including eating and drinking establishments, supermarkets, a pharmacy and a library. This property also affords a choice of popular junior and secondary schools and is situated near to a regular bus route to Scarborough Town Centre.

Viewing is essential in order to fully appreciate the space, setting, finish and surroundings that this property has on offer. If you wish to book a viewing, please contact our friendly team at CPH on 01723352235 or visit www.cphproperty.co.uk





ACCOMMODATION:

GROUND FLOOR

Entrance Porch

Hallway

Lounge
13'5" max x 12'1"

Dining Room
11'5" max x 11'1"

Orangery
9'2" x 8'2"

Kitchen
15'1" max x 8'10" max

Rear Porch

FIRST FLOOR

Bedroom One
11'9" x 11'9"

Bedroom Two
11'9" x 11'1"

Bedroom Three
8'6" x 7'6"

House Bathroom
7'6" x 5'6"

Details Prepared/Ref
TLPF/240123 ESR13364



Interested? Get in touch:

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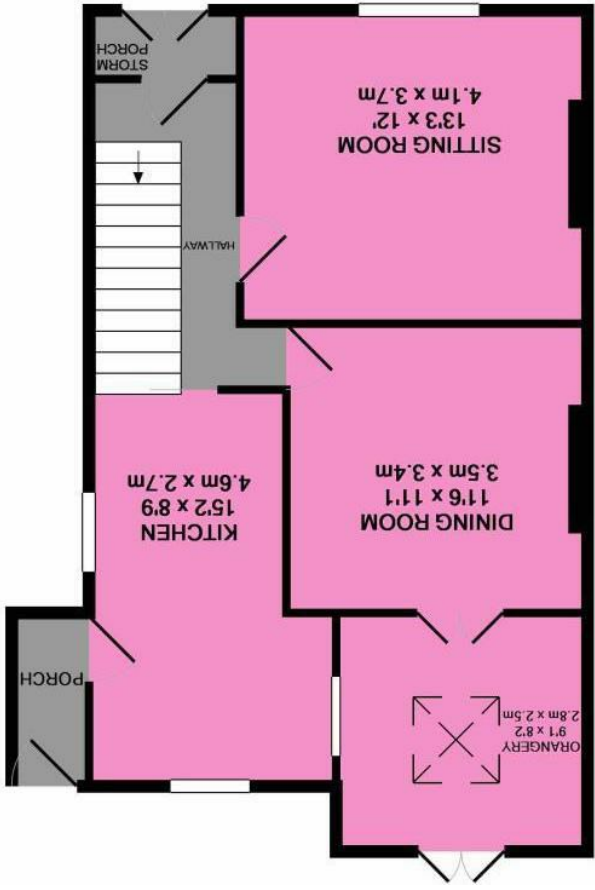
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any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

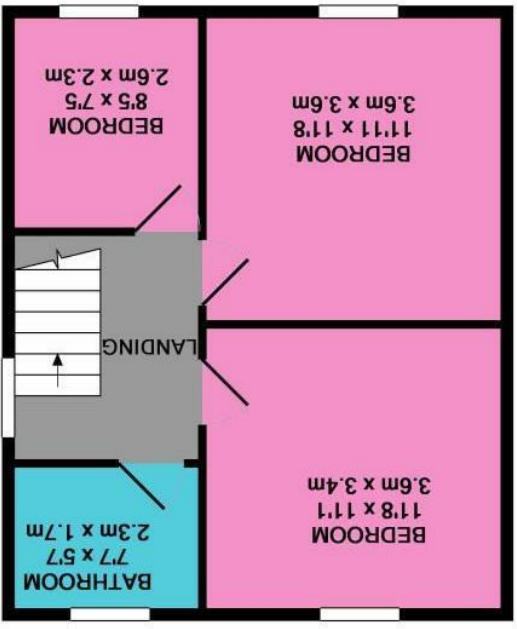


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



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
Not energy efficient - higher running costs	
Current	55
Potential	80

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not environmentally friendly - higher CO2 emissions	
Current	
Potential	

