



67 Newby Farm Road, Scarborough YO12 6UJ  
Offers In The Region Of £400,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- Detached House set on a generous plot in an enviable location
- Three Reception Rooms
- Four Bedrooms with Ensuite to master
- Double Garage with parking for numerous vehicles
- Gardens front and rear
- Offered with Vacant Possession and No onward Chain

+++CPH are delighted to bring to the market this well presented FOUR BEDROOM DETACHED FAMILY HOME, with EN-SUITE to master, THREE RECEPTION ROOMS, UTILITY, WC, DRIVEWAY leading to the INTEGRAL DOUBLE GARAGE and PRIVATE LAWNED GARDEN to the rear. Well situated on the ever popular NEWBY FARM DEVELOPMENT within Newby, the property is well placed for an abundance of amenities including a choice of popular junior and secondary schools. OFFERED WITH VACANT POSSESSION AND NO ONWARD CHAIN+++

'In our opinion' the property is offered to the market in good order throughout, being well-presented and benefitting from both UPVC double glazing and gas central heating. The property itself briefly comprises of an entrance hall with stairs leading to first floor landing and door to: a bay fronted lounge with opening to a sitting room, a formal dining room, a fitted kitchen, utility room, a handy downstairs WC . To the first floor lies a landing, a generous master bedroom with an en-suite, three double bedrooms and a house bathroom. Externally, the property benefits from off-street parking, an integral double garage and attractive lawned gardens.

Being located within Newby the house affords excellent access to an abundance of amenities including local shops, supermarket, library, popular eating/drinking establishments, two doctors surgeries, a regular bus route into town, popular schools plus excellent walks along Scalby beck and the old Scarborough to Whitby railway line which is ideal for dog owners and those with children.

Early internal viewing highly recommended as properties in this area seldom stay on the market for long. To arrange your viewing please call our friendly team in the office on 01723 352235 or via the website on [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





Accommodation

Ground Floor

Cloakroom WC

Lounge  
17'4 x 10'8

Sitting Room  
10'10 x 10'9

Dining Room  
11'8 x 9'5

Kitchen  
12'3 x 7'11

Utility  
8'0 x 4'7

Entrance Hall

First Floor

Master Bedroom  
11'10 x 10'11

Ensuite

Bedroom Two  
10'9 x 10'6

Bedroom Three  
29'6"36'1" x 29'6"22'11"

Bedroom Four  
32'9"13'1" x 19'8"6'6"

Bathroom

Outside  
**Front Garden - Laid to lawn with Driveway providing off street parking for numerous vehicles.**

**Rear Garden - A generous plot, Laid mainly to lawn with fence boundaries. Patio area.**

Tenure  
**We are informed that the property is Freehold.**

Council Tax and EPC  
**Council Tax Band - F  
EPC - D**

Double Garage  
17'0 x 16'9

**Door from utility. With up and over door, Light and power points.**

Details Prepared By/ Date  
**GV 26/02/24**

**Interested? Get in touch:**

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

**CPH**

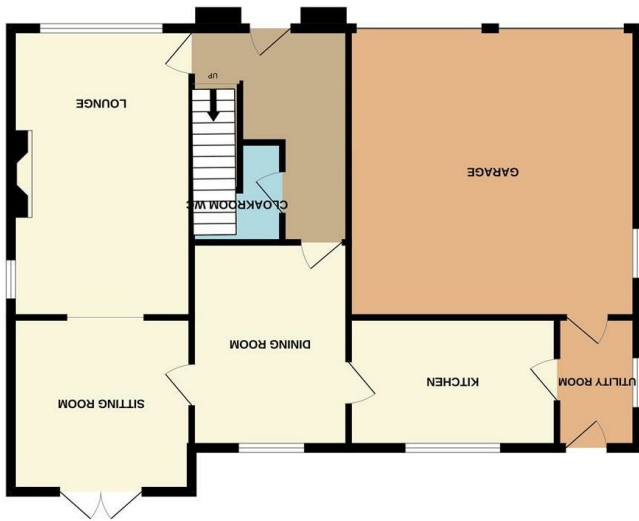
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



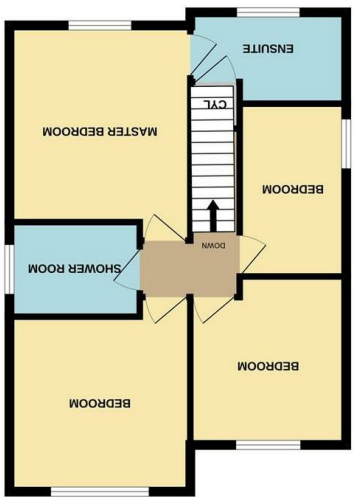
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	Potential

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

What every attempt has been made to ensure the accuracy of the diagram 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.  
 Made with Metropix ©2024



GROUND FLOOR



1ST FLOOR

