



27 Linden Road, Scarborough YO12 5SN  
Offers Over £180,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- Well presented Semi-detached house
- Family orientated Kitchen diner
- Two Bedrooms
- Gas heating and Double glazing
- Generous Rear garden
- Off street parking

CPH are delighted to bring to market this SEMI-DETACHED FAMILY HOME with TWO DOUBLE BEDROOMS, a DRIVEWAY and SOUTH/WEST FACING LAWNED GARDENS. The property is WELL PRESENTED and is located in the SOUGHT AFTER area of NEWBY.

The property has been well maintained with gas central heating and uPVC double glazing throughout. The accommodation briefly comprises of: the entrance hall with stairs to the first floor, the modern bay fronted lounge with log burner, modern kitchen which has an opening to a dining room. There is also the added benefit of a conservatory which is access off the kitchen. To the first floor lies a landing with two double bedrooms and the modern family bathroom with white three-piece suite. Externally, the front of the property benefits from a driveway for two vehicles. The rear benefits from generous lawned garden.



This property is ideally situated in the highly sought after area of Newby on the North side of Scarborough and is close to a number of lovely pubs, shops, parks and is easily accessible to town via the bus stop located a stones throw away, by foot or by car.

Early viewing is highly recommended as properties of this nature and price seldom stay on the market long. Call our friendly team in the office now to arrange a viewing on 01723 352235.



## ACCOMODATION

### Ground Floor

Lounge  
13'9" into bay x 10'9"

Dining Area  
15'1" x 8'6"

Kitchen  
11'9" x 9'2"

Conservatory  
9'6" x 8'6"

### First Floor

Bedroom One  
15'1" max x 10'2"

Bedroom Two  
10'5" x 8'6"

Bathroom  
6'6" x 5'10"

### Outside

To the front of the property is a low maintenance parking area with space for two vehicles

To the rear of the property is a generous lawned garden with fenced boundaries.

### Tenure

We are informed by our vendors that the property is Freehold. Prospective purchases should make their own checks with regard to this.

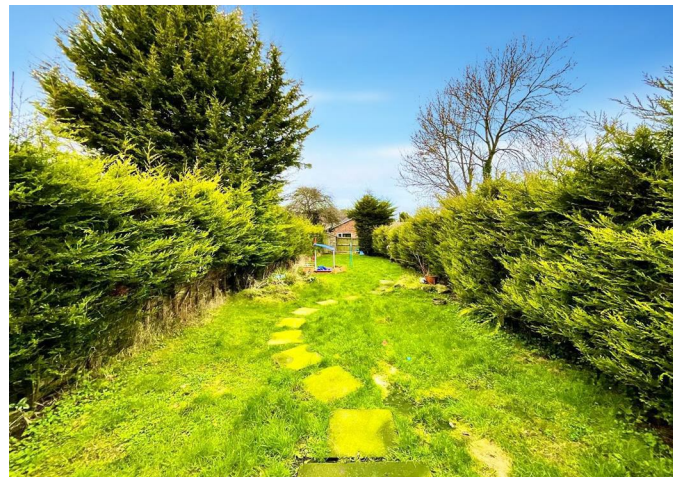
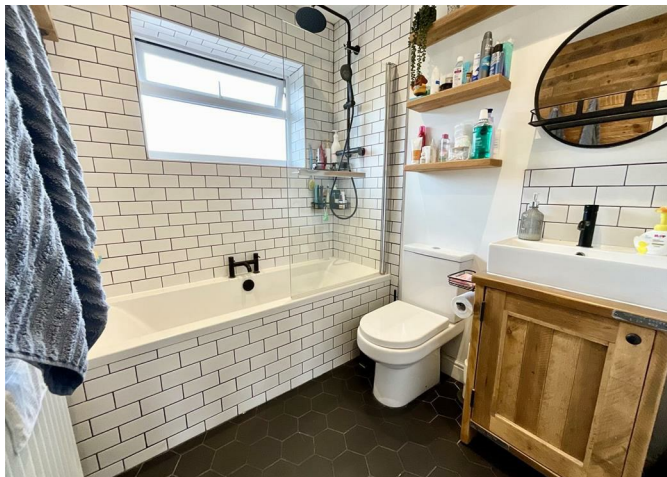
### Council Tax and EPC

Council tax band B

Epc rating - D

Details prepared by/ Date

GV 01/03/24



**Interested? Get in touch:**

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**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



While every attempt has been made to ensure the accuracy of the description 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. 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.

