



19, Red Scar Lane, Newby, Scarborough, YO12 5RH  
Offers In The Region Of £300,000

CPH  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- THREE BEDROOM SEMI-DETACHED HOME
- OPEN ASPECT VIEWS OVER SCALBY NABS
- OFF-STREET PARKING & GARAGE
- SUBSTANTIAL LAWNED GARDENS
- HIGHLY SOUGHT AFTER NORTH SIDE LOCATION

CPH are delighted to be presenting to the market this WELL-PRESENTED, THREE-BEDROOM semi-detached home which occupies an ENVIABLE NORTH SIDE LOCATION with OPEN ASPECT VIEWS, DOWNSTAIRS WC, LAWNED GARDENS, OFF-STREET PARKING and a GARAGE.

Comprising internally on the ground floor; entrance hall with stairs to the first floor and downstairs WC, a box bay fronted living room with log burner and views to Scalby Nabs, spacious dining room extension with a dual fuel fire and double doors out to the rear gardens, modern kitchen fitted with a range of appliances (oven, fridge/freezer, microwave) and views over the rear garden. To the first floor lies a landing, two double bedrooms with one providing access to a boarded loft space via a ladder, further bedroom and a modern four piece suite house bathroom. Externally, the property benefits from off-street parking, a detached garage with power and a log store. To the rear lies a generous garden laid mainly to lawn with a paved seating area, greenhouse and vegetable plots.



Being well located on the North side of Scarborough, the property affords excellent access to a range of amenities nearby including a choice of popular schools and colleges, supermarket, library, doctors surgery as well as excellent access to Throxenby Mere, countryside and woodland walks nearby ideal for dog owners.

Viewing cannot be recommended enough for this well-presented three bedroom semi-detached home and the finish, space and setting that it provides. To arrange a viewing or for further information, please call CPH today on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)



## ACCOMODATION

### GROUND FLOOR

#### Hallway

17'7" x 5'10" max

#### WC

4'3" x 2'9" max

#### Living Room

15'2" x 11'9" max

#### Snug/Dining Room

24'5" x 9'7" max

#### Kitchen

19'6" x 6'4" max

### FIRST FLOOR

#### Landing

11'8" x 6'4" max

#### Bathroom

10'8" x 6'4" max

#### Bedroom 1

12'9" x 10'4" max

#### Bedroom 2

12'10" x 9'2" max

#### Bedroom 3

7'10" x 7'4" max

#### Externally

To the front of the property lies a garden laid mainly to lawn and a driveway for up to four vehicles leading to a detached garage with power and light. To the rear of the property lies a substantial garden with paved seating area.

#### Details Prepared

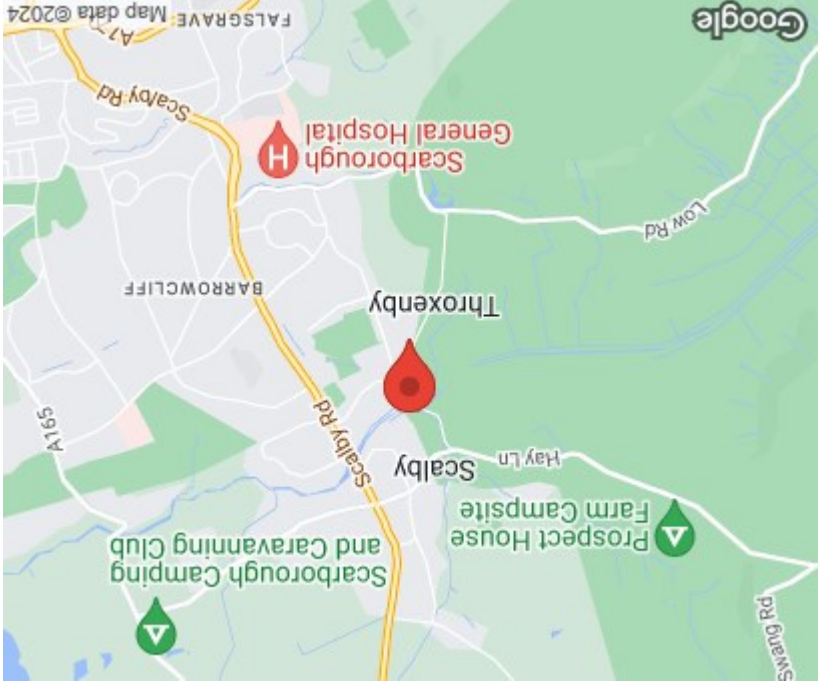
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Interested? Get in touch:

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

**CPH**



England & Wales	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions

England & Wales	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
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(21-38) F	(21-38) F
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Not energy efficient - higher running costs	Not energy efficient - higher running costs



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

CPH Property Services  
 19 St.Thomas Street, Scarborough YO11 1DY  
 e.sales@cphproperty.co.uk | cphproperty.co.uk

