



36 Willow Garth, Scarborough, YO12 5HZ
Price Guide £265,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IMPOSING THREE BEDROOM SEMI DETACHED AMILY HOME
- 33'1" X 18'4" GARAGE
- EXTENDED KITCHEN/DINER/SITTING ROOM
- AMPLE OFF-STREET PARKING
- UTILITY ROOM AND DOWNSTAIRS WC
- SOUGHT AFTER NEWBY LOCATION
- FANTASTIC VIEW FROM THE REAR

CAR ENTHUSIASTS/BUILDERS OFFERING GARAGE/WORKSHOP 33'2" x 18'4" Early internal viewing is a MUST for this IMPOSING EXTENDED THREE BEDROOM SEMI-DETACHED HOME which is pleasantly situated within Scarborough's sought after NEWBY area and would make an excellent FAMILY HOME being located within proximity to a choice of popular schools. The property offers SPACIOUS LIVING arrangements with TWO RECEPTION ROOMS plus extended KITCHEN/DINER, UTILITY ROOM and DOWNSTAIRS WC, OFF-STREET PARKING for multiple vehicles, GENEROUS GARDENS, a huge GARAGE/WORKSHOP and lovely open views to the rear.

The property itself briefly comprises of an entrance porch, hallway with stairs to the first floor, lounge with fireplace, a spacious kitchen/diner fitted with a range of units including breakfast seating, a light and airy sitting room with a log burner stove and double doors out to the rear garden and a utility room with a WC. To the first floor lies a landing with doors into two double bedrooms, a further bedroom and a three-piece shower room.

Externally, to the front of the property lies ample off-street parking with vehicular access down the side to the property to a generous garage/workshop (10.1 meters by 5.6 meters). To the rear of the property lies a garden with lawn and a block paved seating area.

Willow Garth 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 and Hallway

Lounge
13'9" x 11'9"

Kitchen/Diner
20'0" x 10'9"

Sitting Room
13'5" x 10'5"

Utility Room with a WC
10'9" x 5'2"

FIRST FLOOR

Landing
9'6" x 4'11" max

Bedroom One
11'9" x 10'2"

Bedroom Two
10'9" x 10'2"

Bedroom Three
9'2" x 7'6"

Shower Room
7'6" x 5'10"

OTHER:

Garage/Workshop
33'1" x 18'4"
With light and power,
overhead storage and
compressor. Large sliding
door giving vehicle access.

Please Note
The current owner of this
property is a member of
staff, at CPH Property
Services.

Details Prepared
TLDR/100424

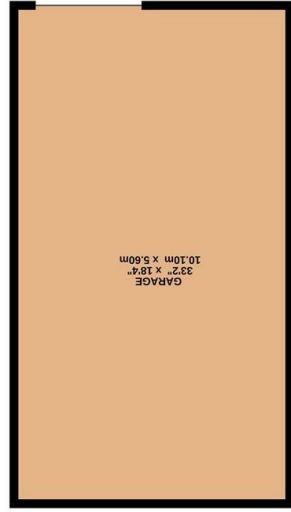


Interested? Get in touch:

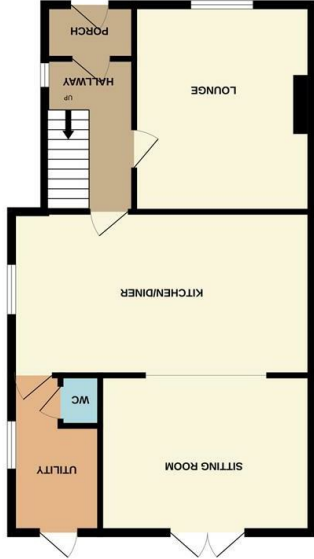
19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

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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

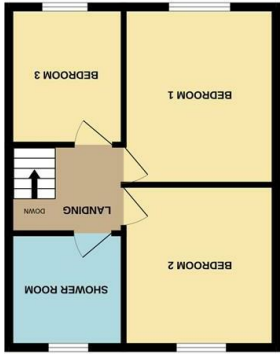


GARAGE
 23'2" x 18'4"
 10.10m x 5.60m
 610 sq.ft. (56.7 sq.m.) approx.



GROUND FLOOR
 669 sq.ft. (62.2 sq.m.) approx.

TOTAL FLOOR AREA: 1683 sq.ft. (156.4 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the figures 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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1ST FLOOR
 404 sq.ft. (37.5 sq.m.) approx.

