



19 Willow Garth, Scarborough YO12 5HZ  
Offers In The Region Of £250,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- IMMACULATEDLY PRESENTED SEMI-DETACHED FAMILY HOME
- FAMILY KITCHEN DINER
- THREE BEDROOMS
- GAS HEATED AND DOUBLE GLAZED
- SET ON A GENEROUS SOUTH FACING PLOT
- VIEWING HIGHLY RECOMMENDED

+++ With GENEROUS SOUTH FACING GARDEN to the rear this WELL PRESENTED, THREE BEDROOM, SEMI DETACHED HOUSE is well located in the popular NEWBY area with MODERN KITCHEN and BATHROOM AND GARAGE +++

The property itself briefly comprises entrance porch and hallway, lounge, modern kitchen diner with French doors leading out to the garden. There is also a utility room to the rear. To the first floor are two double bedrooms and well as a third single bedroom and modern family bathroom. The property is well finished with modern neutral decoration throughout and does also already benefit from gas heating via a combination boiler and UPVC double glazing.

Being in the Newby area the house offers excellent access to the popular Newby junior school, playing fields, supermarket, bank, library, doctors surgery making this an ideal family home. Internal viewing is highly recommended.





Accommodation

Entrance Hall

Lounge

Kitchen Diner

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

There are gardens to the front and rear of the property. To the front of the property has a low maintenance gravelled area and driveway with off street parking which leads to the garage at the rear. To the rear of the property there is a generous South Facing garden which is laid mainly to lawn with raised decked entertaining area. There is also a summer house and veg plot.

Garage

Sectional garage with up and over door, light and power. Door and window to the side.

Council tax and EPC

**Council Tax Band - B**

**EPC Rating C**

Details prepared by/ Date

GV 20/04/24



**Interested? Get in touch:**

19 St.Thomas Street,  
Scarborough YO11 1DY

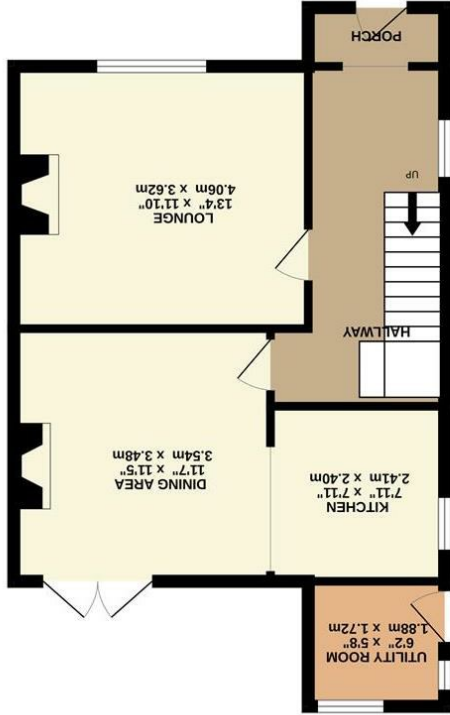
t. 01723 352235

e. [sales@cphproperty.co.uk](mailto:sales@cphproperty.co.uk)

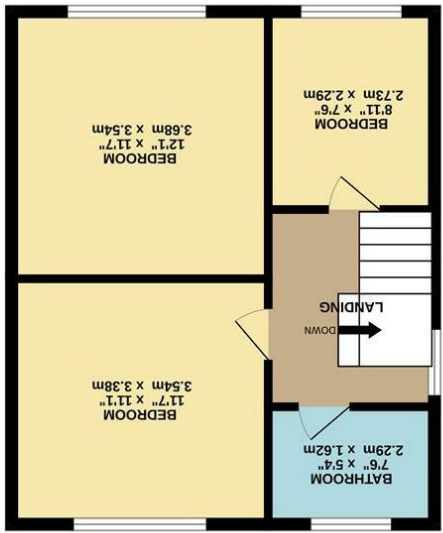
[www.cphproperty.co.uk](http://www.cphproperty.co.uk)

**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



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

