



81 Coldyhill Lane, Scarborough, YO12 6SE
Offers Over £325,000



- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- UTILITY ROOM & DOWNSTAIRS WC
- GREAT DECORATIVE ORDER
- OFF-STREET PARKING, GARAGE & GARDENS
- POPULAR LOCATION WITHIN NEWBY

NEW TO THE MARKET is this FOUR BEDROOM SEMI-DETACHED family home which is well located in the sought after NEWBY AREA of Scarborough and offers SPACIOUS LIVING ARRANGEMENTS with TWO RECEPTION ROOMS, DOWNSTAIRS WC, UTILITY ROOM, GARDENS, OFF-STREET PARKING and a GARAGE.

The accommodation comprises on the ground floor; entrance porch and hallway with stairs up to the first floor, downstairs WC, bay fronted lounge with fireplace, separate dining room with door out to the rear gardens, kitchen fitted with a range of units, utility room with storage and a rear porch with a door out to the rear gardens. To the first floor of the property lies a light and airy landing with a 'skylight' window, four double bedrooms and a fully tiled house bathroom with a four-piece suite including a 'walk in' shower. Externally, to the front of the property lies a lawned garden and driveway which provides off-street parking for several vehicles and access to the detached garage. To the rear of the property lies a well maintained garden with a gate to the garage and fenced boundaries.

Being located within Newby the property affords excellent access to a wide range of amenities and attractions including local shops, supermarket, library, public house/restaurant, is near a regular bus route into town plus affords excellent access to a choice of popular junior and secondary schools making this a perfect family home.

Viewing comes highly recommended enough to fully appreciate the space, setting and location on offer from this home. If you wish to make a viewing, please contact our friendly team in the office on or via our website at www.cphproperty.co.uk





ACCOMMODATION:

GROUND FLOOR

Entrance Porch & Hallway

19'0" x 10'5" max

Downstairs WC

Lounge

20'11" max x 16'4" max
into bay

Dining Room

13'1" x 9'10"

Kitchen

13'9" x 10'5"

Utility Room

8'6" x 6'2"

Rear Porch

FIRST FLOOR

Landing

13'9" max x 11'5" max

Bedroom One

17'8" x 10'9"

Bedroom Two

13'1" x 9'10"

Bedroom Three

12'9" x 8'6"

Bedroom Four

12'9" plus wardrobes x 8'10"

House Bathroom

9'10" max x 5'10" max

Details Prepared

TLPF/260325



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 figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 operation or efficiency can be given.

TOTAL FLOOR AREA: 1651 sq.ft (153.4 sq.m.) approx.



GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
790 sq.ft. (73.4 sq.m.) approx.

