



21 Lady Ediths Park, Scarborough YO12 5PB
Asking Price £280,000

CPH

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER NEWBY LOCATION
- SUBSTANTIAL GARDEN, DRIVEWAY & GARAGE
- IMMACULATELY PRESENTED THROUGHOUT
- SUN ROOM/FAMILY ROOM & DOWNSTAIRS W/C

Situated in the charming Lady Ediths Park area of Scarborough, this immaculately presented three-bedroom semi-detached family home offers a perfect blend of comfort and modern living. This property has been thoughtfully maintained and is ready for you to move in and make it your own.

Upon entering, you will find three spacious reception rooms, including a delightful open-plan kitchen and dining area that is ideal for family gatherings and entertaining guests. The separate sun room/family room provides a lovely space to relax and enjoy the natural light, making it a versatile addition to the home. The convenience of a downstairs w/c adds to the practicality of this well-designed layout.

The property boasts three generously sized bedrooms, providing ample space for family members or guests. The bathroom is well-appointed, ensuring comfort for all.

Outside, the large garden is a true highlight, featuring a paved seating area perfect for al fresco dining and a storage shed for your gardening tools or outdoor equipment. Off-street parking is available for up to three vehicles, along with a single garage, making this home not only stylish but also functional.

Situated in the popular Newby location, this property is conveniently close to the highly regarded Newby Primary School, making it an excellent choice for families. With its attractive features and prime location, this home is a wonderful opportunity for those seeking a peaceful yet vibrant community in Scarborough. Don't miss the chance to view this exceptional property.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Lounge
11'9" x 14'5" max

Kitchen/Diner
18'8" x 9'10" max

Family Room/Sun Room
18'8" x 10'9" max

W/C
7'2" x 2'11" max

FIRST FLOOR

Bedroom 1
13'5" x 11'5" max

Bedroom 2
11'1" x 11'1" max

Bedroom 3
7'2" x 10'5" max

Bathroom
7'6" x 8'2" max

Externally

To the front of the property lies a small front garden laid mainly to lawn, to the side of the property lies a block paved driveway which provides off-street parking for up to three vehicles leading to a single garage. To the rear of the property lies a substantial garden with paved seating area and storage shed.

Details Prepared
AB150325



Interested? Get in touch:

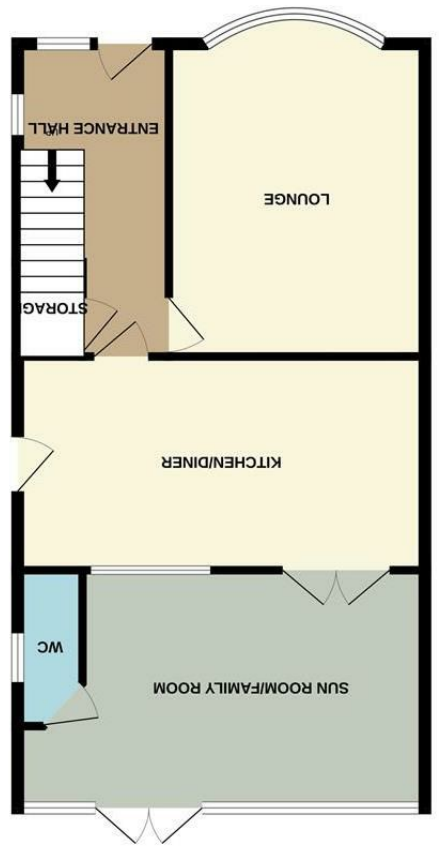
19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

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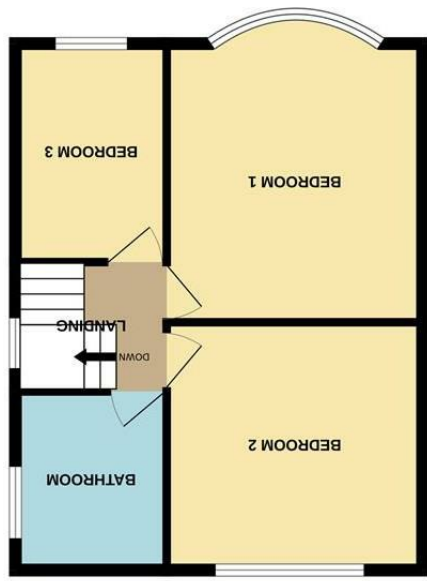
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While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan 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.
Made with Blueprints 2025



GROUND FLOOR
668 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.

