



4 The Close, Scarborough, YO12 6EG
Price Guide £340,000



- IMPOSING, MOCK TUDOR THREE BEDROOM SEMI-DETACHED HOME
- IN EXCELLENT DECORATIVE ORDER THROUGHOUT
- NEWLY FITTED EN-SUITE SHOWER ROOM
- OFF-STREET PARKING & GARAGE
- GENEROUS LAWNED GARDENS
- CUL-DE-SAC LOCATION WITHIN NEWBY

NEW TO THE MARKET is this BEAUTIFULLY PRESENTED THREE BEDROOM, MOCK TUDOR family home with TWO RECEPTION ROOMS plus a MODERN OPEN PLAN KITCHEN/DINER, NEWLY FITTED EN-SUITE SHOWER ROOM, GARAGE, OFF-STREET PARKING and GENEROUS LAWNED GARDENS. The property is set within a CUL-DE-SAC in Scarborough's ever popular NEWBY AREA and is well placed for a choice of popular schools and local amenities.

The property itself briefly comprises on the ground floor; entrance hallway, a generous bay fronted lounge with a fireplace and an open plan kitchen/diner with a centre island, log burner and double doors to the rear gardens. To the first floor lies a landing, a bay fronted master bedroom, a double bedroom with a newly fitted en-suite shower room, further bedroom and a three-piece bathroom suite. Externally, to the front of the property lies a block paved frontage which provides off-street parking and access to the garage. To the rear of the property lies a generous lawned garden with fenced boundaries.

Being located in Newby this well presented home offers excellent access to an abundance of amenities including supermarket, library, doctors surgery, a choice of junior and secondary schools, two colleges, Scarborough hospital plus is also on a regular bus route into the town making this an excellent all round family home.

EARLY INTERNAL VIEWING cannot be recommended highly enough to fully appreciate the space, setting and character on offer. To arrange a viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

Lounge
14'9" max x 14'1" max

Dining Room
13'1" x 11'9"

Kitchen
16'4" x 10'5"

FIRST FLOOR

Landing

Bedroom One
13'1" max into bay x 12'9"

Bedroom Two
13'1" x 12'9"

En-suite to Bedroom Two

Bedroom Three
7'10" x 7'2"

Bathroom
7'10" max x 6'2" max

WC

Details Prepared
TLPF/290425



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

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TOTAL FLOOR AREA : 1159 sq.ft. (107.7 sq.m.) approx.

