



21 Moor Lane, Newby, Scarborough YO12 5SL  
Offers In Excess Of £180,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



+++WELL LOCATED in the ever popular NEWBY AREA of Scarborough this CHARACTERFUL, TWO BEDROOM, MID TERRACED HOUSE is offered to the market in EXCELLENT ORDER THROUGHOUT including MODERN KITCHEN AND BATHROOM, GAS HEATING and UPVC DOUBLE GLAZING as well as a rear courtyard+++

The property itself briefly comprises entrance vestibule and hall with stairs to first floor, generous bay fronted lounge which is open plan to dining room, modern kitchen and a rear porch/utility room with door leading out to the rear yard. To the first floor is a landing with doors to a generous master bedroom, second bedroom and generous house bathroom. Outside the property has a gravelled forecourt to the front and to the rear is a private courtyard with brick built outhouse. Packed with character and charm including stripped wood doors, feature inset gas stove in the lounge, decorative coving and feature high ceilings providing a feeling of spacious living throughout.

Being located on the North side of Scarborough the house is well placed for local shops, supermarket, library, public house and is also on a regular bus route into Scarborough. The house could be of interest to a wealth of buyers most notably, young families, first time buyers, or possibly someone looking at downsizing/retirement. Ideal for a multitude of buyers from investors, to first time buyers or possibly someone looking for a holiday home.

Offered to the market in excellent decorative order throughout, early internal viewing cannot be recommended highly enough to fully appreciate this well presented home. Properties of this nature within this price range and locale seldom stay on the market for long. To arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on [www.cphproperty.co.uk](http://www.cphproperty.co.uk)

#### ACCOMMODATION

##### GROUND FLOOR

###### Entrance Vestibule and Hallway

With entrance door, glazed inner door, stairs leading to the first floor landing and door to:

###### Dining Room

11'6" x 11'6"

With glazed double doors leading to the rear porch/utility room, door to kitchen, built in under stairs cupboard and open plan to:

###### Lounge

14'1" max into bay x 11'2" max

With double glazed bay window to the front, feature inset gas stove with marble hearth and surround, built in shelved cupboard and decorative coving to the ceiling.





#### Kitchen

8'10" x 7'10"  
Fitted with a modern matching range of wall and base units with beech effect work surfaces over, single bowl sink with tiled surround, built in 'Neff'

electric oven and four ring 'Whirlpool' gas hob, plumbing for dishwasher and washing machine, space for fridge/freezer, wall mounted gas boiler and double glazed window to the rear.

#### Rear Porch/Utility

9'2" x 5'7"

With windows to the side and rear and door leading out into the rear yard.

#### FIRST FLOOR

##### Landing

With access to part boarded loft space and doors to:

##### Bedroom One

14'9" x 11'2"

With double glazed window to the front.

##### Bedroom Two

11'6" x 9'2"

With double glazed window to the rear.

##### Bathroom

7'10" x 7'10"

Fitted with a modern white three piece suite comprising panelled bath with electric shower over and glass screen, pedestal wash hand basin

and low flush w/c, chrome heated towel rail, tiled splashbacks, built in airing cupboard housing the hot water tank and double glazed window to the rear.

#### Outside

To the front of the property is a gravelled forecourt with half walled boundaries and pathway leading to the front door. To the rear is a courtyard with walled boundaries, brick built outhouse.

#### EPC and Council Tax

EPC Rating - Band D

Council Tax - Band B

Details Prepared/Ref:

PF/130923

**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)

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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 in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim whatsoever and accordingly neither accuracy nor the continued availability of the property is in any way guaranteed and they are furnished in respect of their contents.

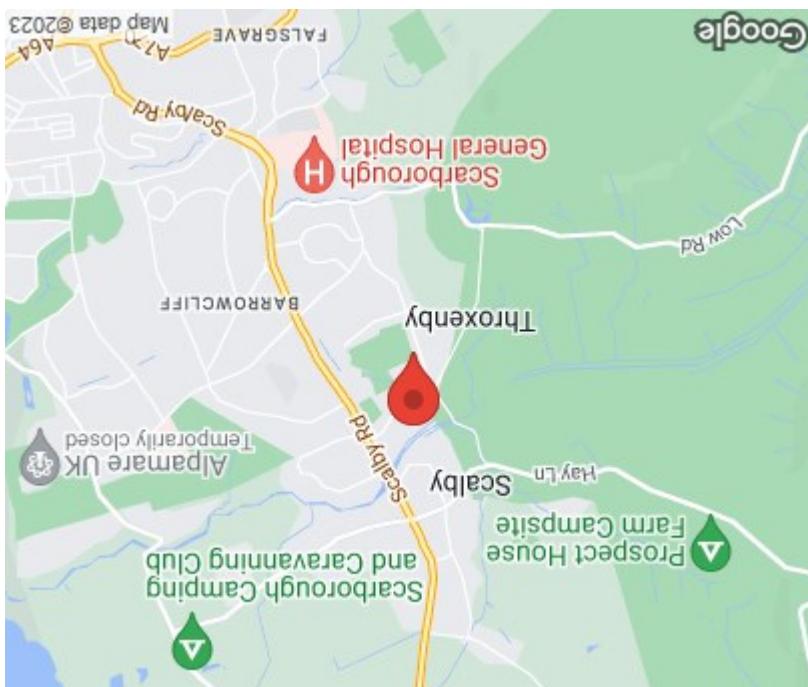
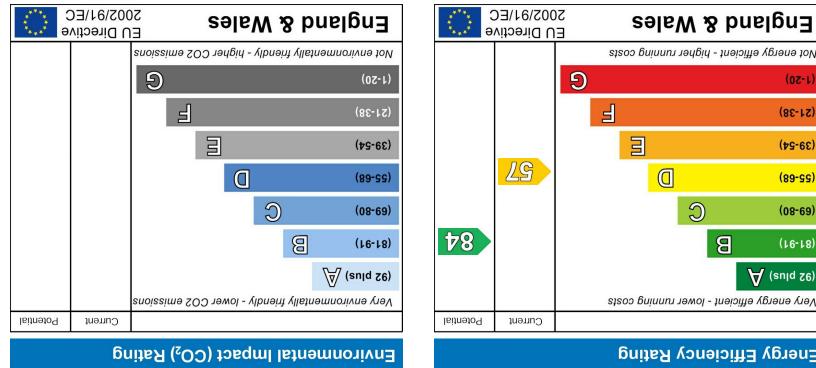
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RICS



Measurements are approximate. Not to scale. For illustrative purposes only.

