



10 The Crescent, Throxenby Lane, Newby, Scarborough, YO12 5HP
Asking Price £400,000



- UNIQUE DETACHED BUNGALOW OF INDIVIDUAL BUILD
- SET WITHIN A PRIVATE PLOT
- THREE BEDROOMS PLUS LOFT ROOM
- DOUBLE GARAGE AND PARKING
- POPULAR NEWBY LOCATION

AN IMPOSING, THREE BEDROOM DETACHED INDIVIDUAL RESIDENCE which is situated within GENEROUS PRIVATE GROUNDS within the highly regarded NEWBY area of Scarborough with a SUN LOUNGE, TWO BATHROOMS, SPACIOUS LOFT ROOM and a DOUBLE GARAGE.

The well appointed accommodation briefly comprises of; an open entrance porch, entrance hallway with built-in storage, a 30 foot lounge through diner with sliding doors to a sun room, kitchen fitted with a range of units and a utility room, three double bedrooms and two bathrooms. Accessed via a pull down ladder lies a partially converted (mainly boarded) loft space complete with Velux windows. The property occupies a private plot with lawned gardens, off-street parking and a double garage.

The property occupies a secluded position, set a back from Throxenby Lane, within Newby. The property affords excellent access to a wealth of amenities nearby including local shops, supermarket, public house/restaurant, Scarborough hospital as well as a choice of popular junior and secondary schools.

Early internal viewing is essential in order to fully appreciate the space, setting and gardens on offer from this well located detached family home. If you wish to book a viewing, please contact CPH today on 01723352235 or visit www.cphproperty.co.uk.





ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

Lounge

16'4" x 14'1"

Dining Room

13'1" x 11'1"

Sun Room

11'9" x 11'5"

Kitchen

12'5" x 10'11"

Utility

11'5" x 7'0"

Bedroom One

12'5" x 10'2"

Bedroom Two

11'9" x 10'2"

Bedroom Three

11'1" x 9'2"

Bathroom

9'2" x 5'6"

Shower Room

9'6" x 6'11"

Loft Space

40'0" x 19'8"

Details Prepared

TLGV/180822



Interested? Get in touch:

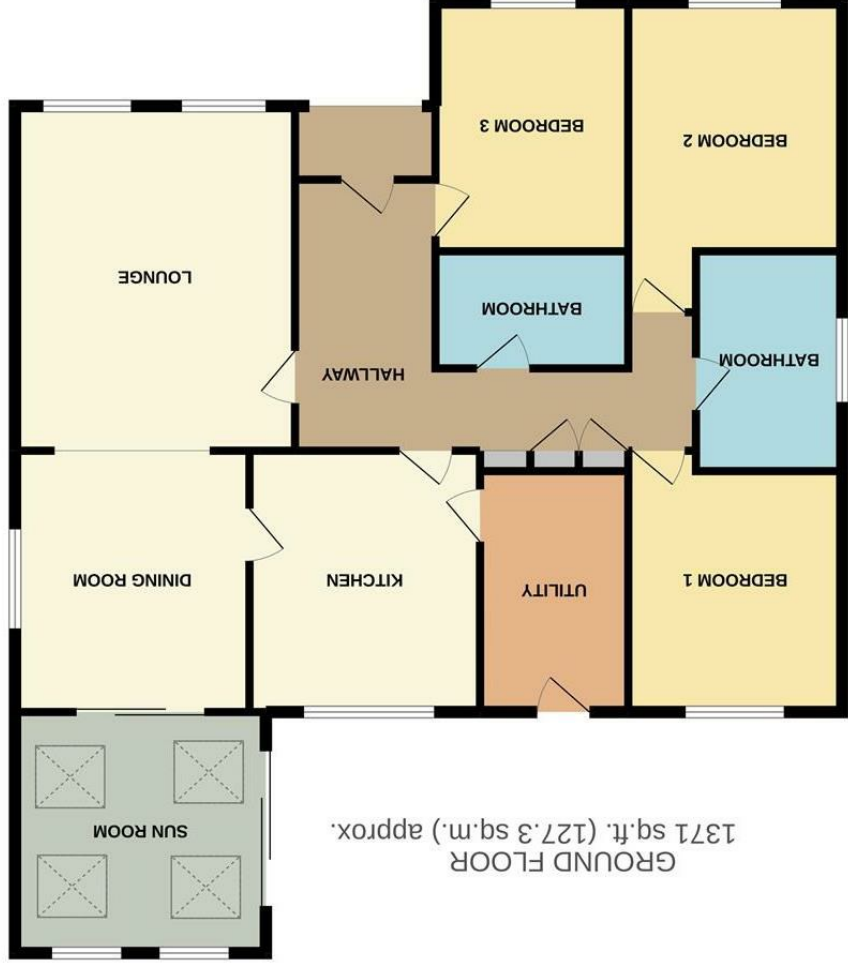
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www.cphproperty.co.uk

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



What 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.
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Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
83		
63		
Current		
Potential		

Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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