



21 Throxenby Lane, Scarborough YO12 5HN
Guide Price £287,500

CPH

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- DETACHED BUNGALOW
- SET ON ENVIABLE PLOT
- PRIVATE DRIVE
- 2/3 BEDROOMS
- GARAGE
- POPULAR LOCATION

AN IMPOSING, TWO/THREE BEDROOM DETACHED BUNGALOW situated within GENEROUS PRIVATE GROUNDS within the highly regarded NEWBY area of Scarborough with SUN ROOM, PICTURESQUE GARDENS, PRIVATE DRIVEWAY and GARAGE.

The property benefits from double glazing and central heating. The accommodation briefly comprises of; the entrance porch that leads to the main hallway. The hallway provides access to the lounge with bay window, the sun room, the kitchen with pantry and access to the garage, a double bedroom/dining room with bay window, a further double bedroom with bay window, a single bedroom, recently fitted modern shower room and separate w.c. The property also benefits from a recently fitted alarm system. Externally, the property occupies a private plot with private driveway and single integral garage to the front. The rear of the property benefits from a recently fitted patio laid with large grey tiles, seating area, substantial gardens laid mainly to lawn with areas of decorative shrubbery and trees.

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. Viewing is by appointment only. If you wish to book a viewing, please contact CPH today on 01723352235 or visit www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Porch

Hallway

Lounge

16'8" max x 14'9" max

Kitchen

12'5" max x 9'10" max

Pantry

Sun Room

12'1" max x 7'10" max

Bedroom 1/Dining Room

13'1" max x 11'9" max

Bedroom 2

12'5" max x 11'9" max

Bedroom 3

8'6" max x 7'10" max

Shower Room

9'10" max x 6'6" max

W/C

Externally

The front of the property benefits from a private driveway and garage. The rear of the property offers a recently fitted grey tiled patio seating area, substantial lawned gardens and decorative shrubbery and tree areas.

Details

Council Tax Banding - D

LCGV 30052023



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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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



Whilst every attempt has been made to ensure the accuracy of the figures 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.
Made with dimensions 10/2023



GROUND FLOOR

