



3 Woodland Place, Scarborough YO12 6EP
Guide Price £185,000



+++This well presented and recently modernised throughout, THREE BEDROOM, SEMI DETACHED HOUSE benefits from OFF STREET PARKING, ELECTRIC GATES, Outside and gardens areas to FRONT, SIDE and REAR as well as GARAGE. Perfect for families and first time buyers+++ The accommodation itself briefly comprises of an entrance hall with stairs leading to the first floor landing and doors to lounge which has a media wall and patio doors leading out to a conservatory which overlooks the rear garden. The property benefits from a modern fitted kitchen and Shower Room along with gas heating and double glazing. To the first floor are two generous double bedrooms, plus a further single bedroom. Outside the property there are pleasant low maintenance gardens to the front side and rear. Detached garage and ample parking accessed via electric gate. The property is well located on a crescent in a convenient central location and within 1 1/2 miles of the town but close to Scalby Road, Manor Road Park and Manor Road General Store as well as a choice of popular schools, Sixth form college and Scarborough hospital. The property will be of particular interest to first time buyers and families. Offered with no onward chain. Internal viewing is highly recommended to fully appreciate the space and setting of this well presented home. To arrange a viewing call our friendly team in the office on 01723 352235 or via the website on www.cphproperty.co.uk

ACCOMMODATION

Ground Floor

Entrance Hall

Lounge
17'5" x 10'6"

Kitchen
10'6" x 8'2"

Conservatory
8'10" x 7'10"

Shower Room
7'10" x 5'7"

First Floor

Bedroom One
12'2" x 9'2"





Bedroom Two
8'10" x 10'2"

Bedroom Three
9'2" x 6'11"

Outside

The front and side outside areas are low maintenance and provides parking for numerous vehicles. Recently erected boundary fences and electrically operated access gates. Exterior lighting.

To the rear of the property is again low maintenance consisting of a paved patio area leading to a raised lawn style area. Fenced boundaries with exterior fence LED light system as shown in photos. Gated access to side.

The Detached Garage sits on the enclosed plot and has up and over door access.

Tenure: FREEHOLD

Council Tax Band:
B

Details prepared by/ Ref:
GV10/02 ESR 12992



Interested? Get in touch:

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

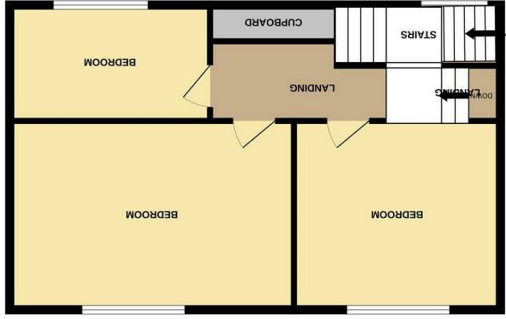


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR



1ST FLOOR

