



CDL

11 The Croft, Scarborough YO12 5JD  
Asking Price £170,000

CPH  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- IDEAL FIRST TIME BUY
- TWO DOUBLE BEDROOMS
- GENEROUS GARDENS TO THE FRONT AND REAR
- POPULAR NEWBY LOCATION
- SET WITHIN A SECLUDED CUL-DE-SAC

Ideal for FIRST TIME BUYER is this SEMI-DETACHED HOME set in a SECLUDED CUL-DE-SAC located in the SOUGHT AFTER AREA of NEWBY, within the catchment area for two of Scarborough's most popular primary and secondary schools, TWO DOUBLE BEDROOMS and GENEROUS GARDENS to the front and rear

The property has been well maintained throughout with gas central heating and uPVC double glazing. The accommodation briefly comprises of: the entrance hall with stairs to the first floor and under stair storage, the generous lounge and the kitchen/diner with integrated oven and hob and access to the rear. To the first floor lies a landing leading to two double bedrooms with the master benefitting from built in wardrobes and the family bathroom complete with white three-piece suite and storage cupboard. Externally, the front of the property benefits from a generous multi-tiered garden with steps leading up to the front entrance and open aspect views across newby including distant sea views. The rear of the property offers a substantial garden laid mainly to lawn enclosed by fenced boundaries and an external storage shed.

Being located on the North side of Scarborough the property affords excellent access to a wealth of amenities including local shop and 'Proudfoots' supermarket, library, a choice of popular schools both primary and secondary as well as being well placed for a choice of popular eating and drinking establishments.

Internal viewing is highly recommended as properties of this nature within this price range seldom stay on the market for long. To arrange your 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 Hall

Living Room  
13'5" x 12'9" max

Kitchen/Diner  
7'2" x 19'0" max

### FIRST FLOOR

Landing

Bedroom 1  
13'1" x 10'9" max

Bedroom 2  
12'9" x 10'2" max

Bathroom  
8'6" x 5'2" max

### Externally

To the front of the property lies a front garden laid mainly to lawn with stairs leading to the front door and side of the property which is gated and benefits from an external storage shed. To the rear of the property lies a multi-tiered garden laid mainly to lawn with open aspect views across Newby and beyond with distant sea views.

Details Prepared  
AB180424

Interested? Get in touch:

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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 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 Vendor must satisfy himself by inspection or otherwise as to the correctness of the particulars contained in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained in respect of their contents.

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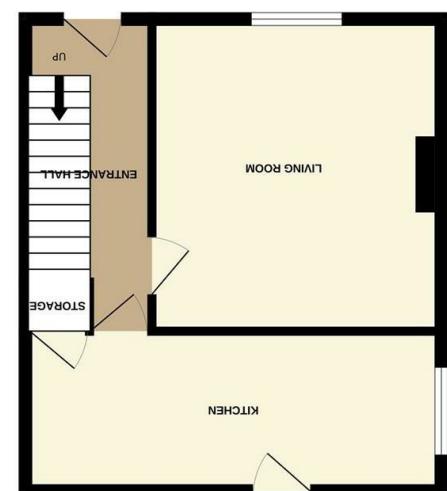
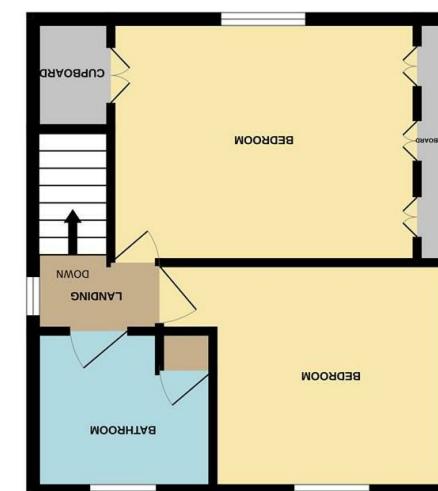
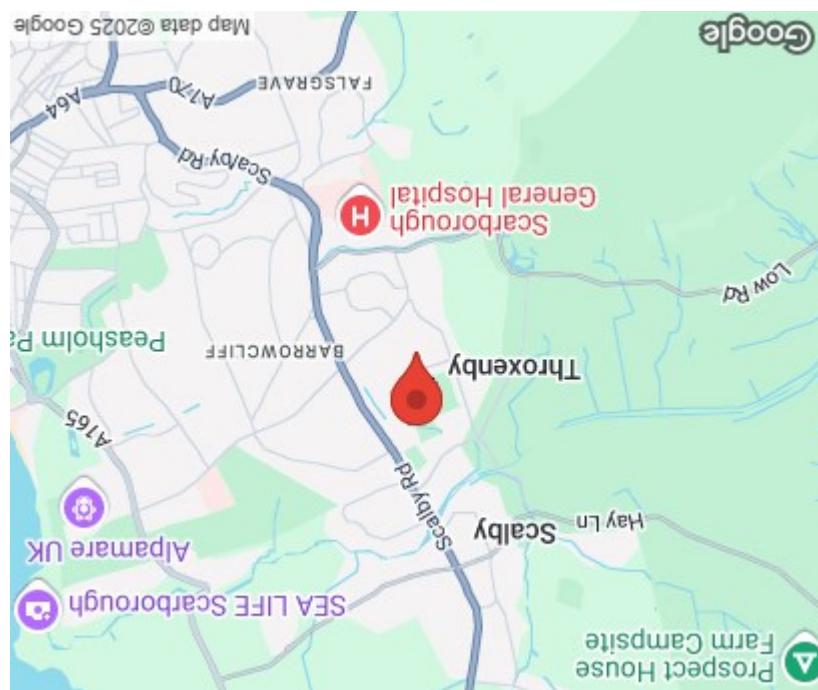
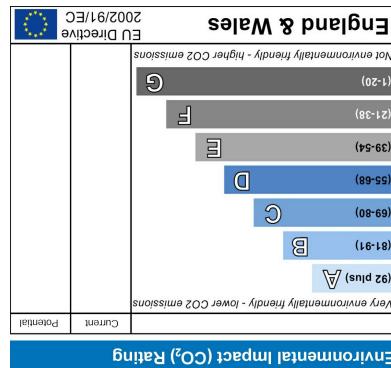
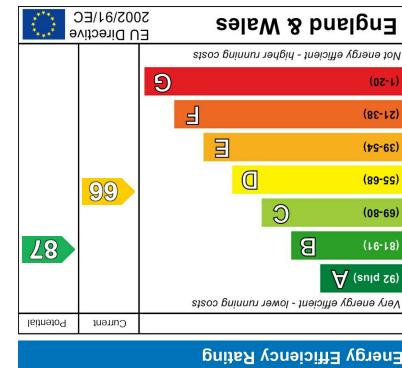
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1ST FLOOR

GROUND FLOOR

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