



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

20 Newlands Park Crescent, Scarborough

Offers in Region of £220,000



20 Newlands Park Crescent

- WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE
- LOUNGE, SITTING ROOM & DINING AREA
- GARDENS WITH A GARDEN OFFICE
- OFF-STREET PARKING
- POPULAR NEWLANDS LOCATION

CPH are delighted to present to the market this WELL PRESENTED, THREE BEDROOM SEMI-DETACHED FAMILY HOME which is well located in Scarborough's sought after NEWLANDS area. The property benefits from a LOUNGE, SITTING ROOM and a DINING AREA, OFF-STREET PARKING and GARDENS with a GARDEN OFFICE.

The ground floor briefly comprises; entrance hall with built-in storage, bay fronted lounge, further sitting room leading to dining area which has patio doors out to the rear garden and a modern kitchen fitted. The first floor briefly comprises; a landing with doors to two double bedrooms of which the master bedroom is bay fronted and has fitted mirrored wardrobes, a further bedroom and a modern four piece suite house bathroom. Externally, the property benefits from a driveway and a lawned garden to the front and to the rear lies a garden with a shed and an excellent garden office - ideal for those who work from home.

The property is well located within the sought after Newlands area of Scarborough where a wealth of amenities and attractions lay at hand including local shops, supermarkets, a Post Office, Scarborough's North Bay Beach, Scarborough's North Cliff Golf Course, a Public House and a range of popular schools.

Early internal viewing is a must in order to fully appreciate what this well presented semi-detached home on offer. If you wish to book a viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Entrance Hall

4.1m x 2.3m

Lounge

3.7m x 3.2m

Sitting Room

3.60m x 3.20m

Dining Area

2.8m x 2.1m

Kitchen

5.0m x 2.2m

FIRST FLOOR

Landing

2.1m x 1.9m

Bedroom One

3.8m x 3.4m

Bedroom Two

3.6m x 3.4m

Bedroom Three

2.1m x 2.1m

Bathroom

2.6m x 2.1m

HMRC Information

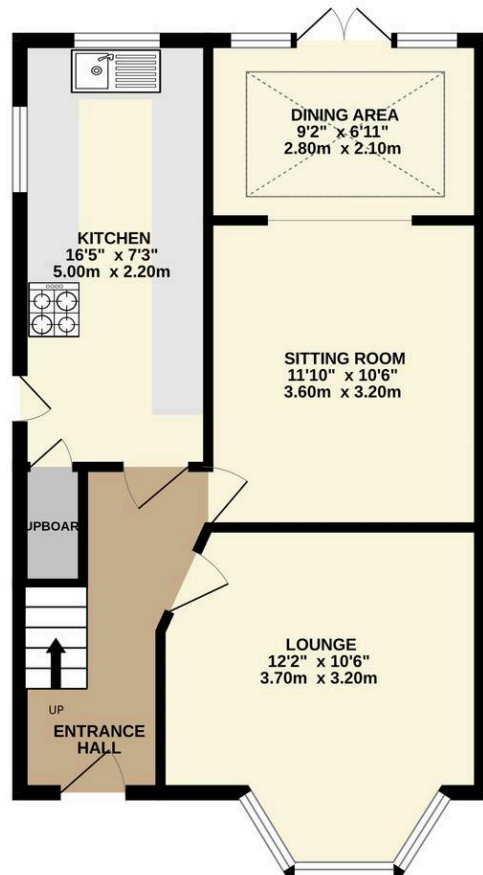
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

Disclaimer

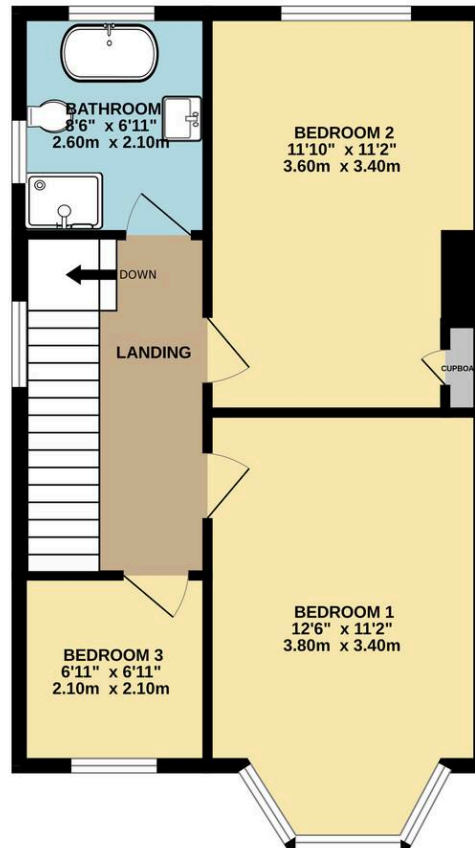
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GROUND FLOOR



1ST FLOOR



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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Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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