CPH ESTATE AGENTS & CHARTERED SURVEYORS
For over 30 years

20 The Croft, Scarborough

Guide Price **£175,000**

20 The Croft

- TWO BEDROOM SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- LOCATED IN THE SOUGHT AFTER NEWBY AREA
- SPACIOUS LOUNGE WITH FIREPLACE
- KITCHEN WITH BREAKFAST BAR
- SPACIOUS REAR GARDEN WITH COVERED OUTDOOR BAR
- GENEROUS LAWN AND PAVED PATIO AREAS

We are delighted to present this well presented two bedroom semi detached house, ideally located in the highly sought after Newby area.

This inviting home offers a spacious lounge, beautifully appointed with a feature fireplace that creates a warm and welcoming focal point, perfect for relaxing or entertaining guests. The kitchen is thoughtfully designed, featuring a stylish breakfast bar that provides an ideal spot for casual dining or morning coffee. Upstairs, two generously sized bedrooms offer comfortable accommodation, complemented by a bathroom.

The property further benefits from a spacious rear garden, boasting a generous lawn and paved patio areas that provide ample space for outdoor dining and family gatherings. A unique covered outdoor bar adds a touch of luxury and is perfect for entertaining friends or enjoying summer evenings.

This charming home is well suited to first time buyers, couples, or those seeking a peaceful lifestyle in a popular residential location, with excellent access to local amenities and reputable schools. Viewing is highly recommended to fully appreciate the quality and lifestyle on offer in this delightful Newby home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

GROUND FLOOR

Entrance Hall

Kitchen
18' 8" x 6' 11" (5.70m x 2.10m)

Lounge
13' 5" x 12' 10" (4.10m x 3.90m)

FIRST FLOOR

Landing

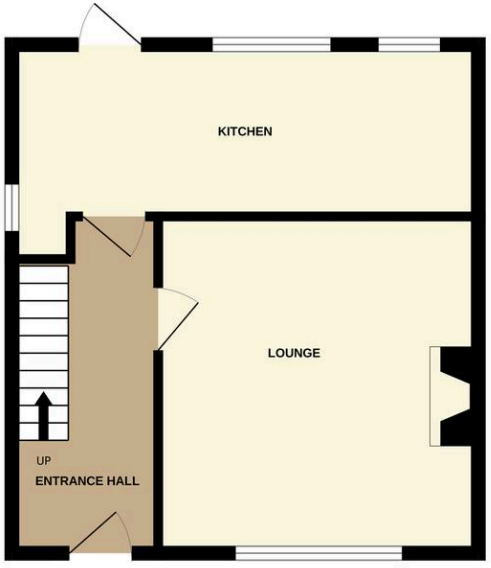
Bedroom One
19' 0" x 10' 6" (5.80m x 3.20m)

Bedroom Two
12' 10" x 9' 10" (3.90m x 3.00m)

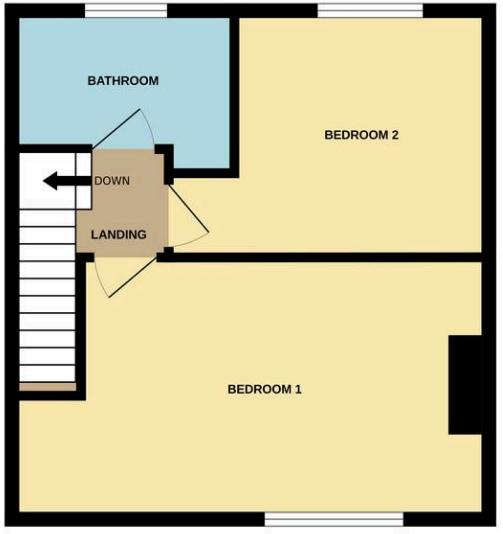
Bathroom
8' 6" x 5' 7" (2.60m x 1.70m)

HMRC
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.

GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 sq.m.) approx.

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?

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Sales, Lettings & Commercial

ESTATE AGENTS & CHARTERED SURVEYORS
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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