



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

18 Newlands Park Road, Scarborough

Guide Price £240,000



18 Newlands Park Road

- THREE BEDROOM SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- SET WITHIN HIGHLY SOUGHT AFTER NEWLANDS LOCATION
- LIVING ROOM WITH BAY WINDOW AND FEATURE FIREPLACE
- BEDROOM WITH BAY WINDOW AND BUILT IN WARDROBES
- GENEROUS DINING ROOM & KITCHEN WITH DOOR TO REAR GARDEN
- DRIVEWAY FOR APPROX TWO/THREE CARS & FRONT GARDEN
- SINGLE GARAGE WITH POWER
- SPACIOUS REAR LAWNED GARDEN WITH SUMMERHOUSE

We are delighted to present this well presented three bedroom semi detached house, set within the highly sought after Newlands location.

The property welcomes you with an entrance hall leading to a charming living room, enhanced by a bay window and feature fireplace, perfect for relaxing evenings. The generous dining room provides an ideal setting for family meals and entertaining, leading to a well appointed kitchen, which offers convenient access to the rear garden.

Upstairs, the property boasts three bedrooms, including a principal bedroom with a bay window and built in wardrobes, while the second bedroom enjoys impressive sea and castle views. A family bathroom completes the first floor layout.





Practical features include a driveway accommodating approximately two to three cars, a single garage with power, and a neatly maintained front garden. The spacious rear lawned garden is a true highlight, which is accessed from the patio area with stairs down to the garden and complemented by a summerhouse, perfect for enjoying tranquil moments outdoors.

This delightful home is perfect for families or professionals seeking comfort and style in a desirable area, and benefits from versatile living space throughout. Early viewing is highly recommended to fully appreciate all this exceptional property has to offer.

GROUND FLOOR

Entrance

Lounge 14' 1" x 11' 6" (4.30m x 3.50m)

Kitchen 9' 10" x 7' 7" (3.00m x 2.30m)

Dining Room 12' 6" x 9' 10" (3.80m x 3.00m)

FIRST FLOOR

Landing

Bedroom One 14' 5" x 14' 1" (4.40m x 4.30m)

Bedroom Two 12' 6" x 9' 10" (3.80m x 3.00m)

Bedroom Three 8' 2" x 6' 3" (2.50m x 1.90m)

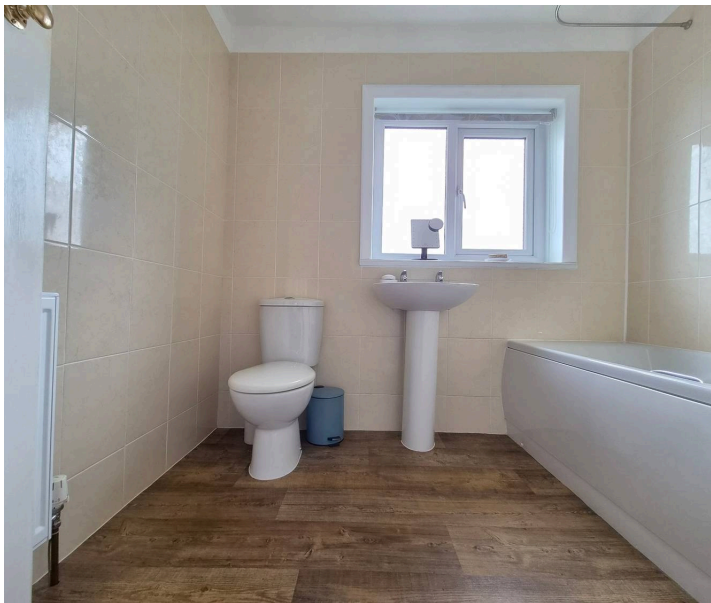
Bathroom 7' 10" x 6' 7" (2.40m x 2.00m)

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.

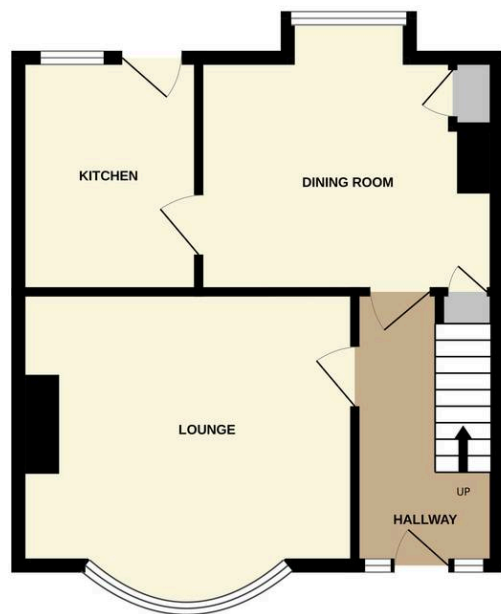
Council Tax band: C

Tenure: Freehold

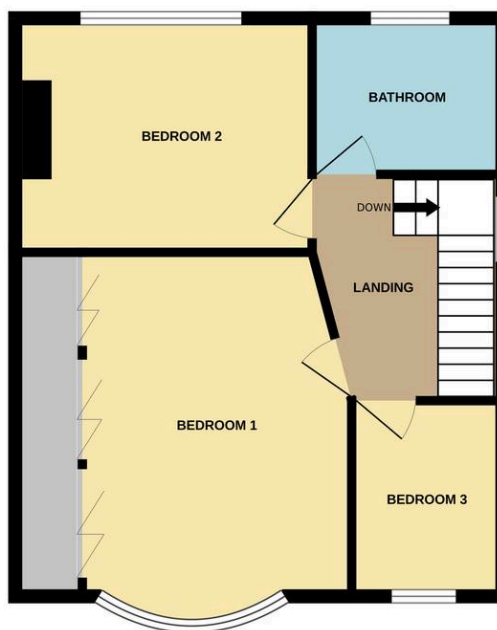
EPC Energy Efficiency Rating: C



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 934 sq.ft. (86.8 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.
Made with Metropix ©2026

Interested?

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

With you every step of the way



Sales, Lettings & Commercial
ESTATE AGENTS & CHARTERED SURVEYORS
19 St. Thomas Street, Scarborough YO11 1DY



rightmove Zoopla.co.uk PrimeLocation.com

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