



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



£220,000

3 PRINCESS CLOSE, NEWBY, SCARBOROUGH, YO12 6SL

- Newby Location
- Modernised Throughout
- Two Bedrooms
- Garage And Gardens

UPDATED AND MODERNISED THROUGHOUT IS THIS TWO BEDROOM SEMI DETACHED BUNGALOW ON A PLEASANT CUL DE SAC IN THE SOUGHT-AFTER NORTH SIDE LOCATION OF NEWBY. NEWBY WITH ITS WEALTH OF LOCAL AMENITIES MAKES THIS PROPERTY A SOUGHT-AFTER PROSPECT WITH THE BONUS OF BEING FULLY UPDATED THROUGHOUT.



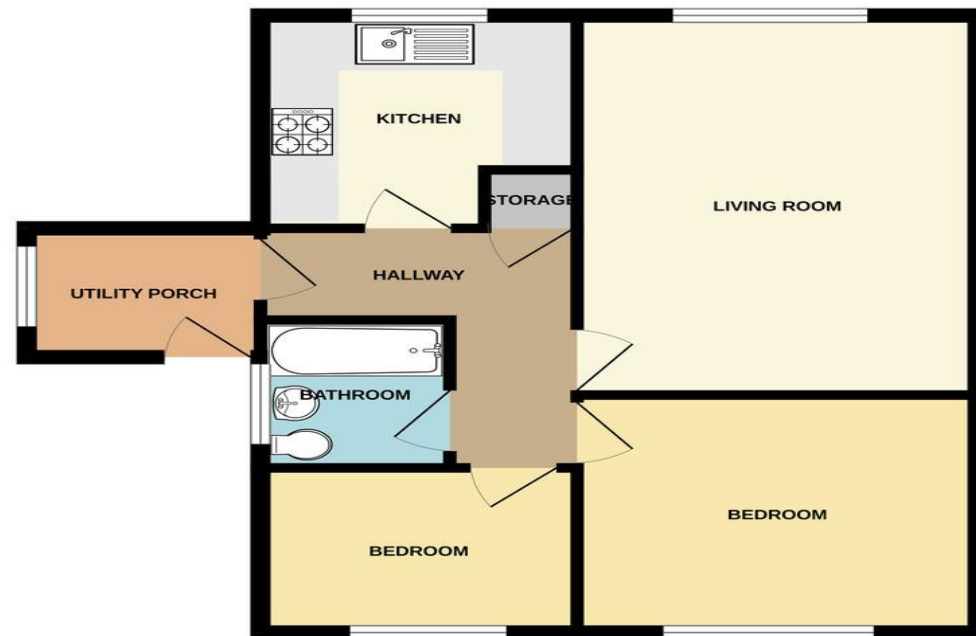
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

3 Princess Close, Newby, Scarborough, YO12 6SL

GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 565 sq.ft. (52.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 general purposes only and should not 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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Property Description

The bungalow when briefly described comprises, utility entrance porch, hallway, modern kitchen, well-proportioned reception room, two bedrooms, modern bathroom, low maintenance gardens, driveway and garage.



GROUND FLOOR

UTILITY PORCH
6' 9" x 5' 3" (2.06m x 1.6m)

HALLWAY

LIVING ROOM
15' 8" x 11' 8" (4.78m x 3.56m)

KITCHEN
9' 2" x 8' 9" (2.79m x 2.67m)

BEDROOM
11' 8" x 9' 9" (3.56m x 2.97m)

BEDROOM
8' 9" x 6' 9" (2.67m x 2.06m)

BATHROOM
5' 8" x 5' 4" (1.73m x 1.63m)

OUTSIDE

GARAGE

GARDENS