





Tipple Underwood

OFFERS IN THE REGION OF £250,000

18 THE CLOSE, NEWBY, SCARBOROUGH, YO12 6EG

- Cul De Sac Location
- Well Presented Throughout
- Open Plan Kitchen Diner
- Gardens And Parking

ON THIS HIGHLY SOUGHT AFTER CUL DE SAC IN THE EVER-POPULAR NORTH SIDE AREA OF NEWBY WE HAVE THIS FORMER THREE BEDROOM SEMI-DETACHED HOUSE. STYLISH AND PRESENTED TO A HIGH STANDARD THROUGHOUT. THE PROPERTY HAS HAD THE MASTER BEDROOM OPEN UP INTO THE THIRD BEDROOM CREATING A LARGER MASTER SUITE WHICH WOULD REVERT BACK TO ITS A FORMER LAYOUT WITH CONSIDERABLE EASE. OPEN PLAN KITCHEN DINER, FANTASTIC LOFT ROOM, BEAUTIFUL GARDENS AND OFF-STREET PARKING THIS WILL MAKE A LOVELY HOME.





TIPPLE UNDERWOOD ESTATE AGENTS

3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF CONTACT

www.tippleunderwood.co.uk 01723 350299 mail@tippleunderwood.co.uk

Agents Note: writist every care has been taken to prepare these sates particulars, they are for guidance purposes only. All measurements are approximate are 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

18 The Close, Newby, Scarborough, YO12 6EG

GROUND FLOOR 393 sq.ft. (36.5 sq.m.) approx. 1ST FLOOR 402 sq.ft. (37.3 sq.m.) approx. 2ND FLOOR 240 sq.ft. (22.3 sq.m.) approx.







TOTAL FLOOR AREA: 1035 sq.ft. (96.1 sq.m.) approx.

Whist 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 fluttrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operating or efficiency can be given.

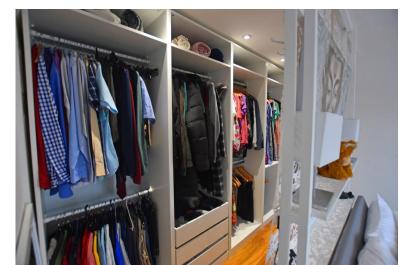




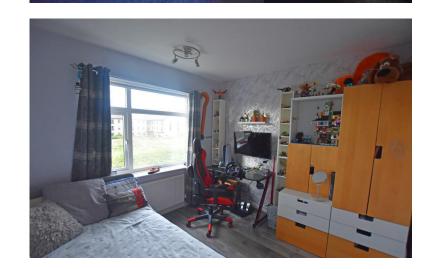
Property Description

The property when briefly described comprises, entrance hall, bay fronted lounge, rear facing open plan kitchen diner, master suite to the front open to the third bedroom creating a lovely dressing area, rear facing further double bedroom, four-piece bathroom suite, boarded loft room, enclosed rear garden with timber summer house, and generous off-street parking to the front.









GROUND FLOOR

ENTRANCE HALL

LOUNGE 13' 3" x 11' 7" (4.04m x 3.53m)

KITCHEN/DINER 18' 8" x 9' 5" (5.69m x 2.87m)

FIRST FLOOR

LANDING

MASTER BEDROOM 14' 10" x 11' (4.52m x 3.35m)

BEDROOM 3/DRESSING ROOM 8' 4" x 7' 5" (2.54m x 2.26m)

BEDROOM 10' 5" x 9' 6" (3.18m x 2.9m)

BATHROOM

SECOND FLOOR

LOFT ROOM 18' 5" x 13' 6" (5.61m x 4.11m) max

OUTSIDE

GARDENS

SUMMER HOUSE

PARKING