



£250,000

11 NEWLANDS PARK CRESCENT, SCARBOROUGH, YO12 6DR

- No Onward Chain
- Four Bedrooms
- Three Reception Rooms
- Modern Fittings

AN EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE, A DECEPTIVE PROPERTY AND MUST BE VIEWED INTERNALLY TO BE APPRECIATED. MODERN KITCHEN, BATHROOMS, FLOORING AND OTHER FEATURES. SITUATED IN THE POPULAR NEWLANDS AREA OF SCARBOROUGH WITH THE NORTH BAY'S AMENITIES ON YOUR DOORSTEP.



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: 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

GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.

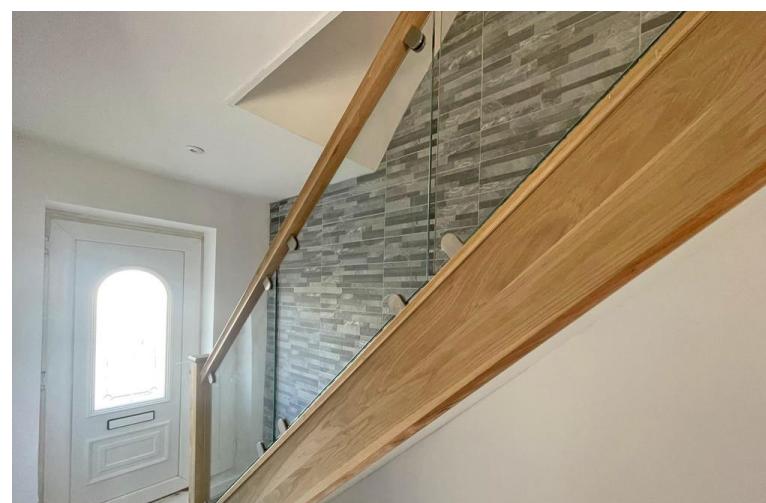


TOTAL FLOOR AREA - 1415 sq.ft. (131.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency.



Property Description

The property when briefly described comprises entrance hall, modern breakfast kitchen, L shaped living room, bay fronted lounge rear facing dining room and utility to the ground floor. On the first floor are four bedrooms a shower room and a separate four-piece bathroom suite. Block paved enclosed rear garden and block paved driveway to the front.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
12' 6" x 11' 3" (3.81m x 3.43m)

DINING ROOM
17' 9" x 9' 9" (5.41m x 2.97m) max

LIVING ROOM
20' 6" x 14' 2" (6.25m x 4.32m) L-Shaped max

KITCHEN/BREAKFAST ROOM
14' 2" x 13' 8" (4.32m x 4.17m)

UTILITY ROOM
12' 2" x 6' 8" (3.71m x 2.03m)

FIRST FLOOR

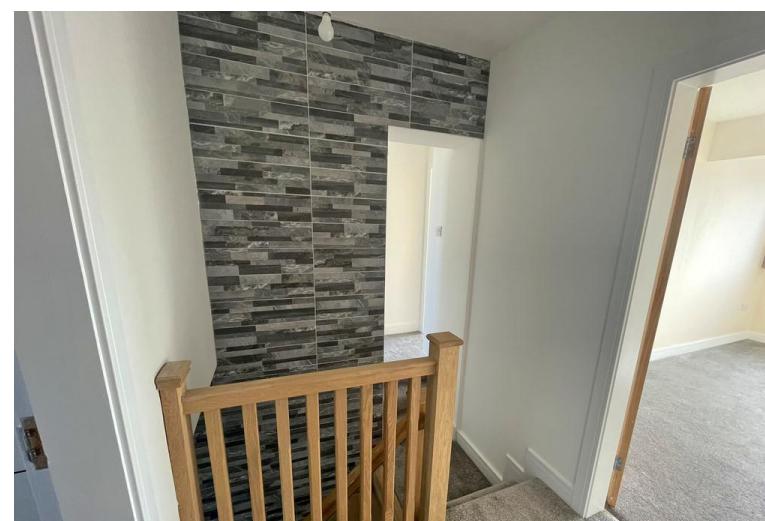
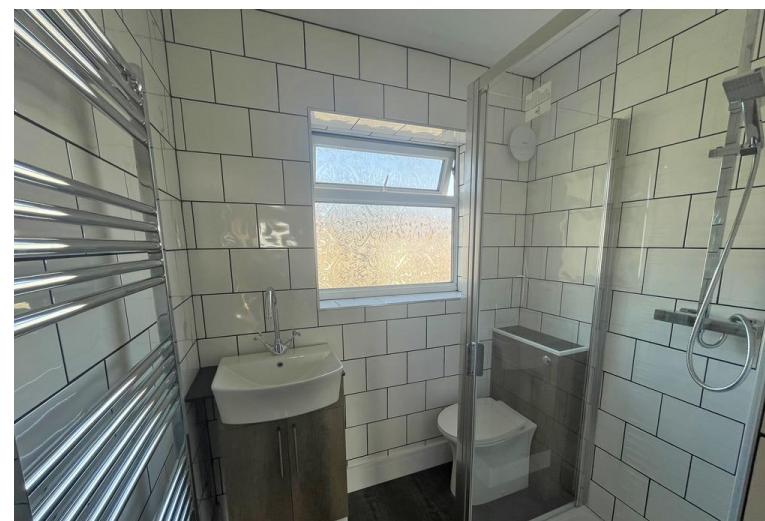
LANDING

BEDROOM
17' 9" x 9' 9" (5.41m x 2.97m) max

BEDROOM
13' x 9' 9" (3.96m x 2.97m)

BEDROOM
14' 7" x 6' 3" (4.44m x 1.91m)

BEDROOM
13' 6" x 7' 3" (4.11m x 2.21m)



BATHROOM

SHOWER ROOM

OUTSIDE

GARDEN

DRIVEWAY