



**£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.



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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





TOTAL FLOOR AREA: 1416 sq.ft. (131.5 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.



## 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