



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



£220,000

33 THE GREEN, NEWBY, SCARBOROUGH, YO12 5JA

- Semi-Detached House
- Three Bedrooms Plus Loft Room
- Open Plan Kitchen Diner
- Gardens And Parking

A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE IN THIS EVER POPULAR LOCATION CLOSE TO ALL OF NEWBY'S AMENITIES. ADDITIONAL UTILITY ROOM AND CLOAKROOM TO THE GROUND FLOOR ALSO A USEFUL LOFT ROOM, ACCESSED VIA A SPACE SAVING STAIRCASE.



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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: 1127 sq.ft. (104.7 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.
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Property Description

The property when briefly described comprises, covered porch, hallway, front facing lounge, open plan kitchen diner to the rear, utility room and cloakroom to the ground floor. On the first floor are three well appointed bedrooms and a family bathroom. Space saving staircase leads to the useful loft room on the floor above. enclosed garden to the rear mainly laid to lawn with paved patio seating area, front garden mainly laid to lawn with driveway for two cars.



GROUND FLOOR

- PORCH
- ENTRANCE HALL
- LOUNGE
13' 3" x 11' 10" (4.04m x 3.61m)
- KITCHEN/DINER
19' 7" x 11' 10" (5.97m x 3.61m) max
- UTILITY ROOM
6' 3" x 5' 9" (1.91m x 1.75m)
- CLOAKROOM
5' 8" x 4' 8" (1.73m x 1.42m)

FIRST FLOOR

- LANDING
- BEDROOM
11' 10" x 11' 7" (3.61m x 3.53m)
- BEDROOM
11' 7" x 8' 2" (3.53m x 2.49m)
- BEDROOM
8' 10" x 7' 9" (2.69m x 2.36m)
- BATHROOM
7' 8" x 5' 4" (2.34m x 1.63m)

SECOND FLOOR

- LOFT ROOM
18' 4" x 11' 9" (5.59m x 3.58m) max

OUTSIDE

- GARDENS
- PARKING