



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



£280,000

22 KINGSWAY, NEWBY, SCARBOROUGH, YO12 6SG

- Renovated Throughout
- Stunning Presentation
- Three Bedrooms
- Garage And Garden

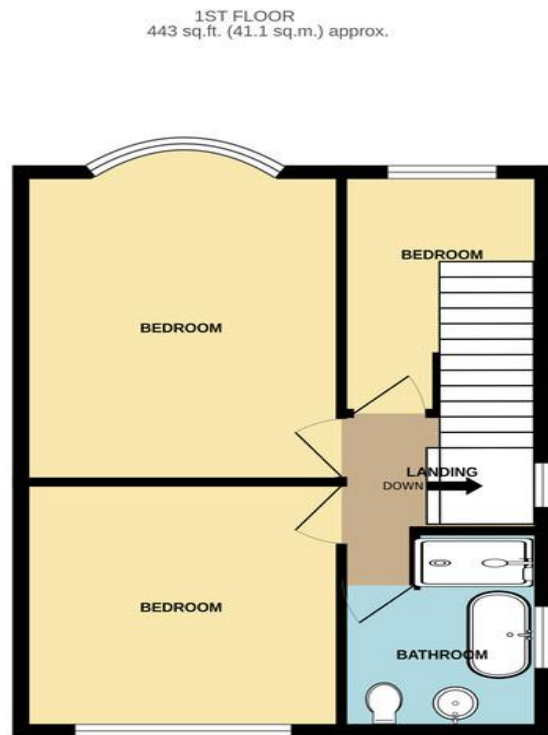
WHAT A STUNNER! THIS IMPRESSIVE THREE BEDROOM SEMI DETACHED HOUSE HAS UNDERGONE A TOTAL TRANSFORMATION. SITUATED ON THIS VERY POPULAR STREET WITH ALL OF THE NORTH SIDES AMENITIES WITHIN WALKING DISTANCE. THIS PROPERTY MUST BE VIEWED TO BE APPRECIATED, STUNNING THROUGHOUT.



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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

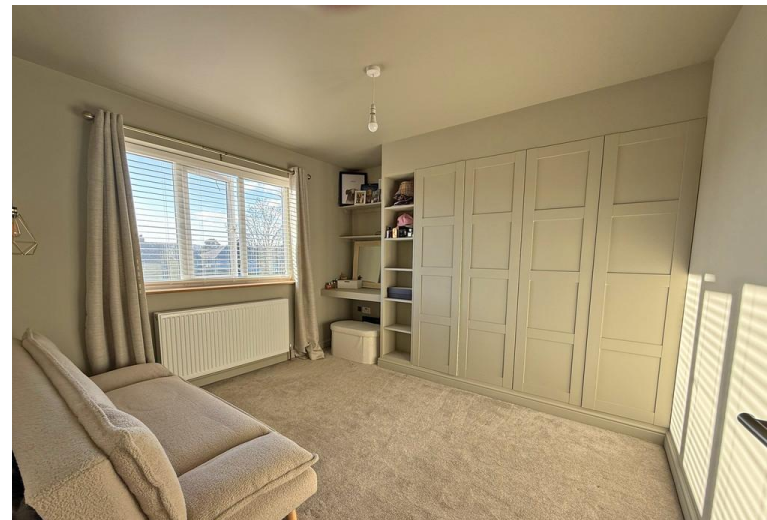
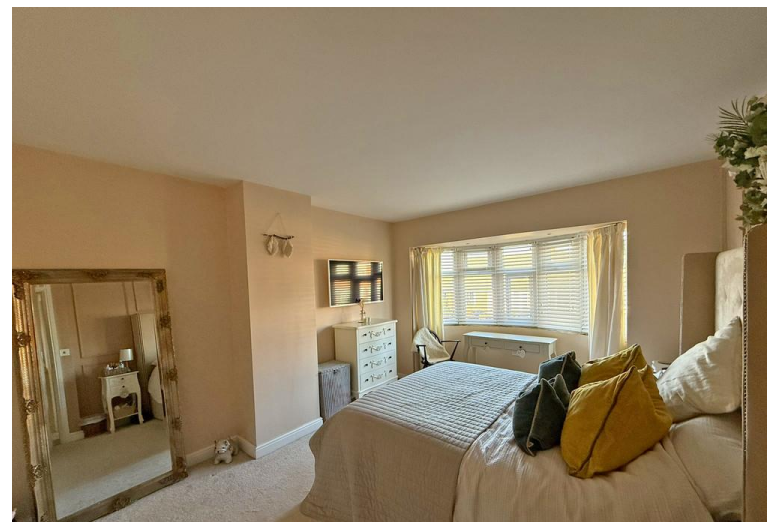


TOTAL FLOOR AREA : 882 sq.ft. (82.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

This renovated three bedroom semi-detached house when briefly described comprises, entrance hall with herringbone flooring, bay fronted lounge with wood burning stove, open plan kitchen diner spanning the rear with a beautiful modern kitchen and patio doors out to the rear garden. To the first floor are three well-appointed bedrooms and luxurious bathroom with free standing bath and double shower stall. The property has block paved parking for two vehicles to the front with block paved driveway to the garage at the rear, paved patio and lawned garden.



GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

LOUNGE

14' 2" x 11' 10" (4.32m x 3.61m)

KITCHEN/DINER

18' 3" x 10' (5.56m x 3.05m)

FIRST FLOOR

LANDING

BEDROOM

13' 4" x 11' 2" (4.06m x 3.4m)

BEDROOM

11' 2" x 10' 8" (3.4m x 3.25m)

BEDROOM

10' 4" x 7' (3.15m x 2.13m)

BATHROOM

8' 7" x 7' (2.62m x 2.13m)

OUTSIDE

PARKING

GARDENS

GARAGE