



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



OFFERS IN EXCESS OF £230,000

28 LADY EDITHS PARK, NEWBY, SCARBOROUGH, YO12 5PD

- Semi-Detached House
- Three Bedrooms
- Garage And Gardens
- Some Recent Improvements

SUPERB LOCATION AND UPGRADED IN PART, WITH NEW UPVC DOUBLE GLAZING AND LANDSCAPED GARDENS STILL SOME IMPROVEMENTS REQUIRED, ALLOWING THE PURCHASER OF THIS FANTASTIC FAMILY HOME TO PUT THEIR OWN MARK ON IT.



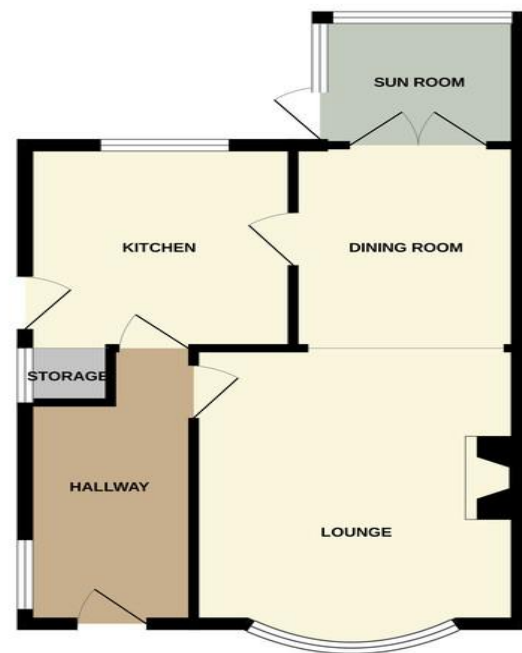
TIPPLE UNDERWOOD ESTATE AGENTS
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

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
451 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.

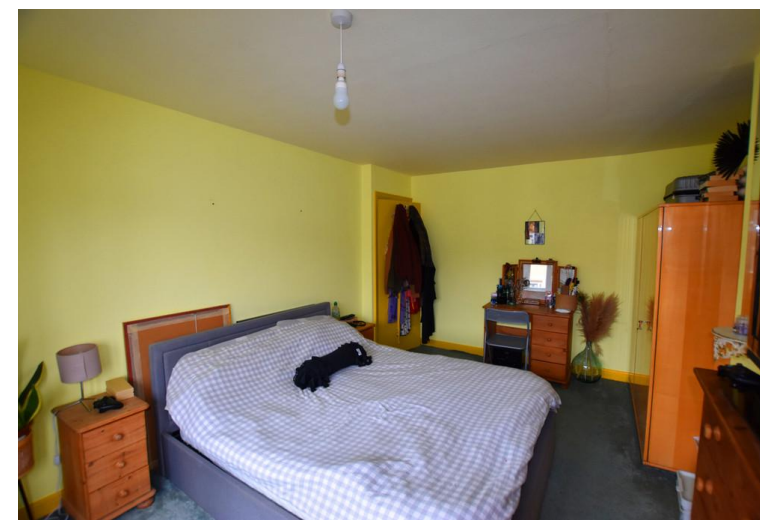


TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 entrance hall, rear facing kitchen, bay fronted lounge open plan to the dining room at the rear, attached sunroom to the ground floor. On the first floor are three well-appointed bedrooms, bathroom and separate w/c. Large landscaped to the rear, garage and driveway.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
14' 4" x 11' 9" (4.37m x 3.58m)

DINING ROOM
9' 8" x 8' 2" (2.95m x 2.49m)

KITCHEN
9' 10" x 9' 10" (3m x 3m)

SUN ROOM
7' 2" x 6' (2.18m x 1.83m)

FIRST FLOOR

LANDING

BEDROOM
14' 5" x 11' 9" (4.39m x 3.58m)

BEDROOM
11' 1" x 11' 1" (3.38m x 3.38m)

BEDROOM
9' 10" x 6' 10" (3m x 2.08m)

BATHROOM

WC

OUTSIDE

GARAGE

GARDENS