



## 421 Scalby Road

Newby, Scarborough, YO12 6UA

**Guide Price £195,000**



A 2 bedroom Semi -Detached Property in the heart of Newby, close to all the amenities the area has to offer including shops, library, pub, schools and easy transport links towards Whitby and Scarborough. The property has lounge with wood burning stove, dining room with patio doors into the rear garden and a further reception room currently used as an utility area but could be useful dining area, playroom, or study. The Kitchen leads into a covered porch area and onto the rear garden. Upstairs there are 2 double bedrooms and a family bathroom. At the rear of the property is a garden comprising borders and several hard landscaped patio areas leading to a further hard landscaped area with storage sheds. In our opinion, this property is the ideal opportunity for a buyer to create their perfect home in the a popular and sought after area. Call our friendly sales team on 01723 350077.



## Entrance

Pathway leading to UPVC Front Door.

## Hallway

With overhead light and cupboard under the stairs. Window overlooking the side on the half landing. Open access to

## Reception Room

Currently used as additional kitchen space with wall and base units, overhead light and 2 windows overlooking the side of the property.

## Lounge

Front facing room with UPVC window, overhead light, radiator and wood burning stove.

## Dining Room

Overhead light, radiator and UPVC patio doors giving access to the rear of the property. Storage cupboard housing gas boiler.

## Kitchen

With range of wall, base and drawer units. stainless steel sink with mixer tap and tiled splashback. Integrated oven and gas hob with stainless steel extractor fan over. Space for automatic washing machine. Double overhead lights, UPVC window overlooking the rear and UPVC door leading to porch area.

## Rear Porch

Covered Porch area leading to rear garden.

## Bedroom 1

Double bedroom overlooking the front of the property. Overhead light and radiator.

## Bedroom 2

Double bedroom overlooking the rear of the property. Overhead light and radiator.

## Bathroom

3 Piece bathroom suite with fully tiled walls, overhead light, frosted window overlooking the rear of the property and storage cupboard.

## Outside

The front of the property is hard landscaped with pathways leading to the front door and the side.

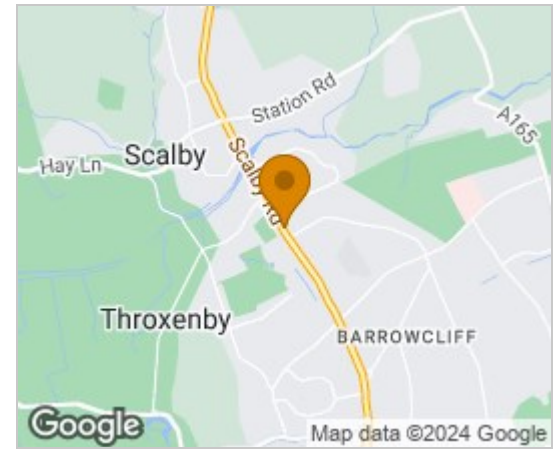
At the rear of the property are several hard landscaped seating areas with trellis leading to further patio area with storage sheds and greenhouse.

## Directions

What 3 Words

boats.skin.beam

## Area Map

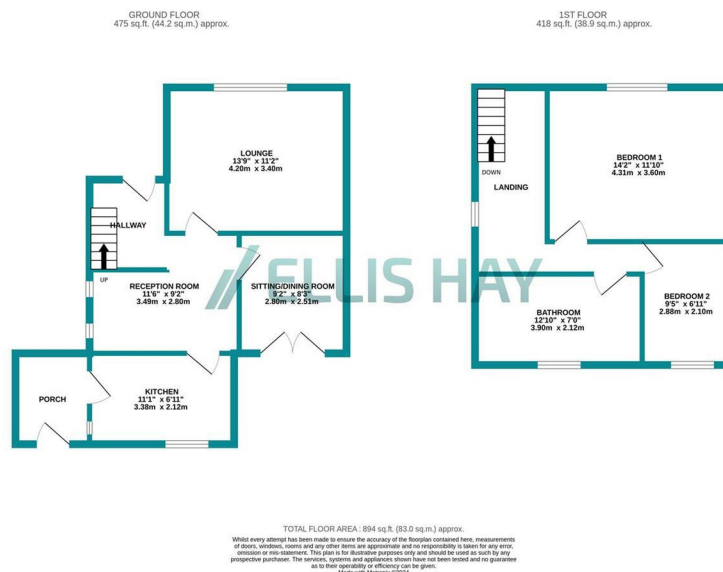


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Council Tax Band: C

## Tenure: Freehold



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