



63 Green Lane

Newby, Scarborough, YO12 6HT

Guide Price £295,000

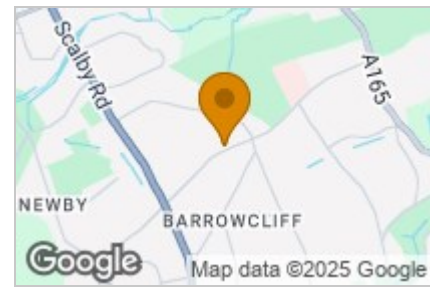


Ellis Hay is delighted to bring to the market this 3 BEDROOM DETACHED house on Green Lane, Scarborough, offering spacious living in a sought-after residential area, close to all the amenities offered by Newlands and Newby and close to transport links.

The property features three bedrooms, kitchen, lounge overlooking the front of the property and a separate dining room and a family bathroom. Outside, there is a large, enclosed garden, a driveway, and a garage for secure parking. From one of the bedrooms there is access to the loft and with the correct planning permissions and alterations this could be a further bedroom.

In our opinion, this is an ideal family home with comfort, convenience and potential. Sold with NO ONWARD CHAIN, Viewings are highly recommended, contact our friendly sales team to arrange a viewing at your earliest opportunity.





Front Entrance

Hallway

An inviting hallway with overhead lighting, radiator and window overlooking the side of the property. Access to the Lounge, Dining room and Kitchen.

Lounge 13'6" x 12'5" (4.14 x 3.81)

Sash bay windows overlooking the front of the property. Carpeted throughout with parquet flooring underneath. Overhead lighting and radiator.

Dining Room 13'6" x 11'7" (4.14 x 3.54)

Overhead lighting, radiator with sash windows looking out onto the rear garden.

Kitchen 8'2" x 7'11" (2.51 x 2.42)

With a range of wall and base units. Includes stainless steel sink and taps, gas cooker and through door to pantry/utility room and storage.

Utility Room 14'2" x 7'11" (4.33 x 2.42)

Red tiled floor, with access to WC and outside. Overhead lighting and space for fridge/freezer.

Cloakroom 7'11" x 3'6" (2.42 x 1.09)

Red tiled floor, WC and hanging space for coats etc.

Bedroom 1 13'0" x 12'5" (3.97 x 3.81)

Overhead lighting, radiator and Bay sash windows with views to the front of the property.

Bedroom 2 13'0" x 11'7" (3.97 x 3.54)

Overhead lighting, radiator and sash windows with views to the rear of the property.

Bedroom 3 8'5" x 7'10" (2.58 x 2.41)

Overhead lighting, radiator and sash windows. Access to Loft, which is boarded, has a velux window and radiator.

Bathroom 8'5" x 7'5" (2.58 x 2.28)

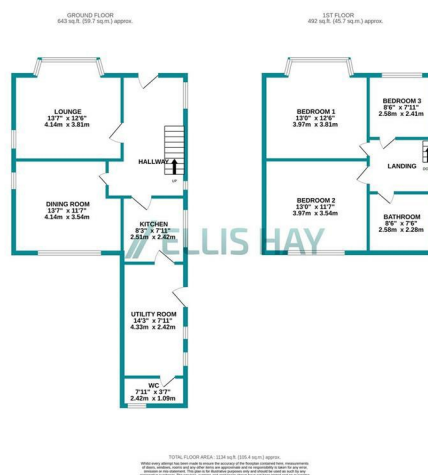
Overhead lighting, radiator with WC, basin and bath unit. Tiled walls, laminated flooring and built in storage space.

Outside

Off road parking and driveway leading to garage and access to the rear garden. Patio area, which leads to a lawned area and greenhouse.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		43	
(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: D
Tenure: Freehold



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