



Newlands Park Crescent, Scarborough
YO12 6DS

£210,000



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Newlands Park Crescent, Scarborough

DESCRIPTION

Hunters are pleased to bring to the market this delightful three bedroom semi-detached house located in the sought after Newlands area. This is an ideal property for a range of purchasers including first time buyers, families and investors.

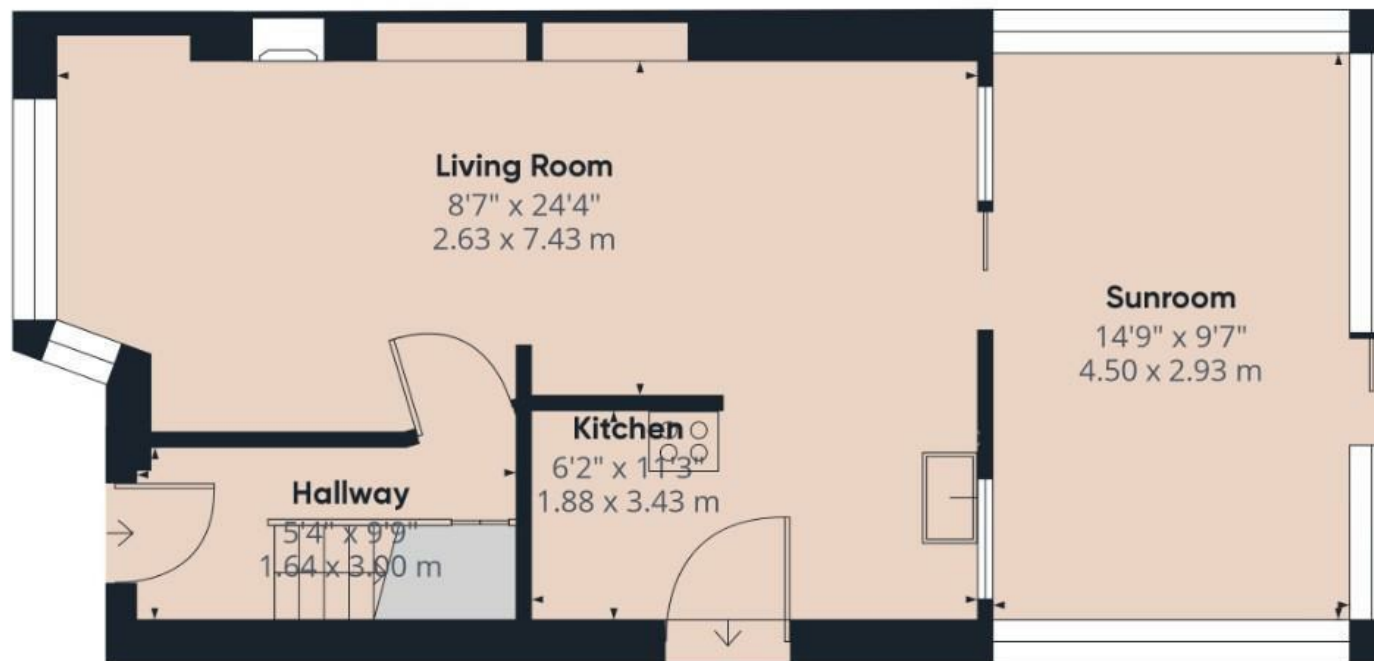
This bright and airy abode briefly comprises of: entrance hall leading to a large open plan living space and sunroom. To the upstairs you are welcomed by two double bedrooms, single bedroom and family shower room with three piece suite. Outside you are greeted by a laid to lawn rear garden and large patio area, garage and off road parking for multiple vehicles with a low maintenance garden to the front of the property.

Situated in the highly sought after North Side of Scarborough ideally positioned for a wide range of facilities and amenities including; supermarket, library, chemist and doctors surgery, North Cliff Golf Club, tennis courts and walking cycling trails. In addition principal schools, including Scalby School and Newby Primary School are close by together with Scarborough Hospital.

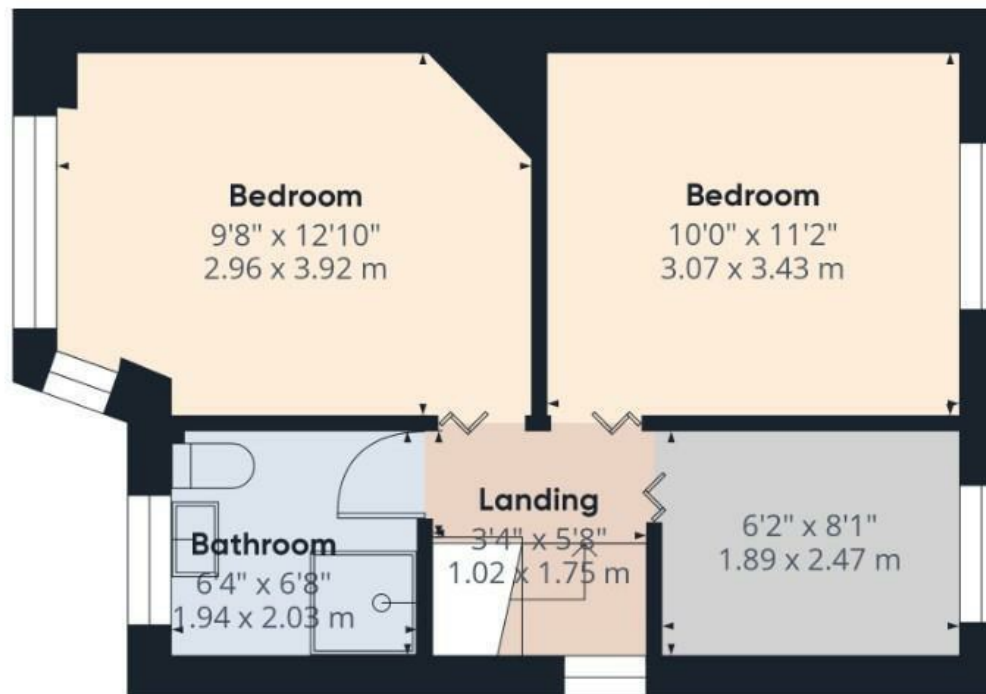
Call now to arrange a viewing!







Ground Floor



Floor 1

Approximate total area⁽¹⁾

850.88 ft²

79.05 m²

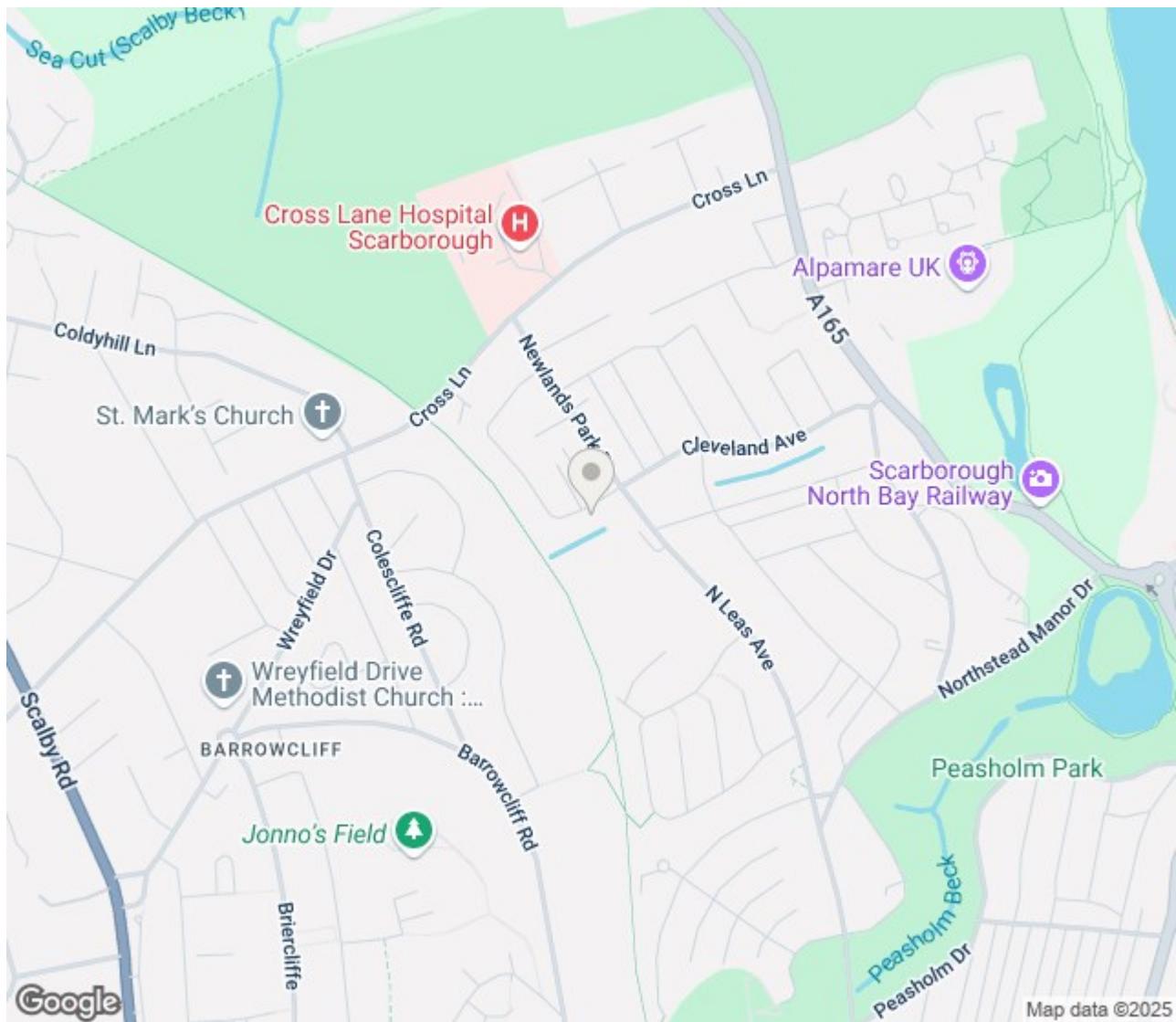
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(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	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.