



colin ellis

Newlands Park Road, Scarborough, YO12 6PX

A well presented three bedroom semi detached property, ideal for families or first time buyers, situated in a popular residential area close to local schools and shops.

The property is in tidy condition throughout but offers scope for cosmetic updating, allowing new owners to add their own personal touch. The ground floor features a spacious living room with bow window, a fitted kitchen and a sun room overlooking the garden.

Externally, the home benefits from a long driveway providing ample off road parking, a detached garage, low maintenance front garden and a pleasant rear garden.

Located within easy reach of everyday amenities and schools, this is a fantastic opportunity to secure a home in a well established neighborhood.

Offers Over £230,000



PROPERTY DESCRIPTION

The property briefly comprises; Entrance vestibule leading into a welcoming hallway with stairs to the first floor, living room with bow window, dining room with access to the sun room and kitchen. To the first floor are three bedrooms, main with bow window and fitted wardrobes and a family bathroom. Externally there is a low maintenance front garden, rear garden, long driveway providing off street parking and a detached garage.

LIVING ROOM

3.57 x 4.22 (11'8" x 13'10")

DINING ROOM

2.94 x 3.38 (9'7" x 11'1")

KITCHEN

2.97 x 2.23 (9'8" x 7'3")

SUN ROOM

2.24 x 2.39 (7'4" x 7'10")

BEDROOM

3.56 x 4.22 (11'8" x 13'10")

BEDROOM

2.97 x 3.80 (9'8" x 12'5")

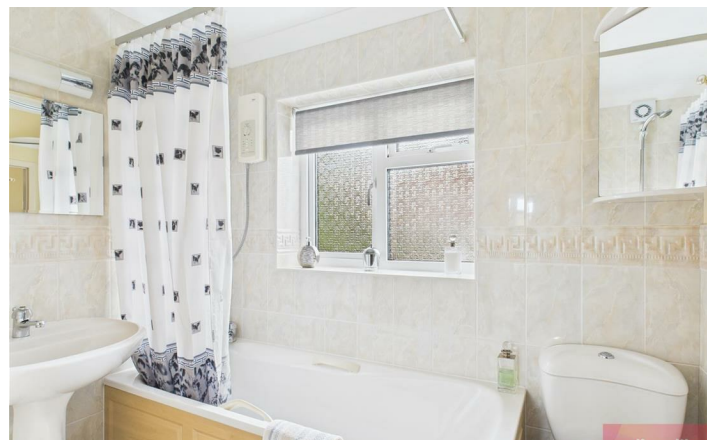
BEDROOM

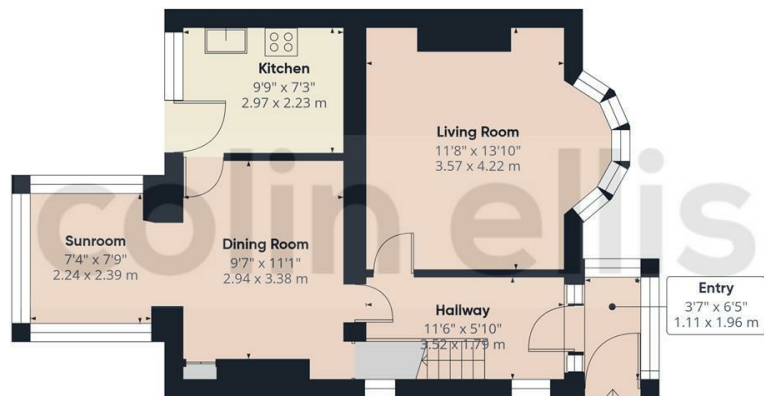
2.06 x 1.83 (6'9" x 6'0")

BATHROOM

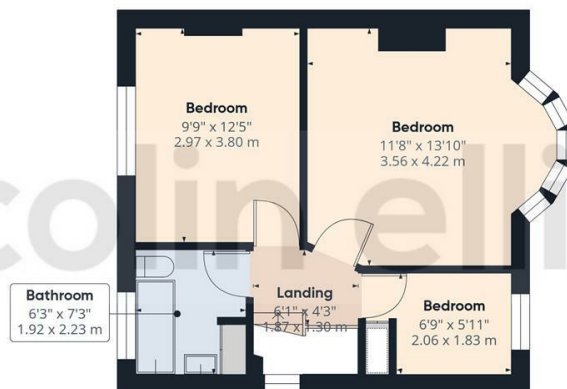
1.92 x 2.23 (6'3" x 7'3")







Floor 1



Floor 2



Approximate total area⁽¹⁾
943 ft²
87.7 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

Newlands Park Road - 18711873

Council Tax Band - C

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

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



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