



120. Moor Lane, Newby, Scarborough, YO12 5SP
£189,950

- SEMI DETACHED FAMILY HOME
- FITTED KITCHEN
- ENCLOSED LAWNED GARDEN TO THE REAR
- GAS CENTRAL HEATING
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM SUITE WITH SEPARATE W/C
- FABULOUS NORTH SIDE LOCATION CLOSE TO NUMEROUS AMENITIES
- SPACIOUS LOUNGE
- MASTER BEDROOM WITH BUILT IN WARDROBE FACILITIES
- PERFECT FAMILY HOME

120. Moor Lane, Scarborough YO12 5SP

*Andrew Cowen Estate Agent welcomes to the market this **THREE BEDROOM, SEMI-DETACHED FAMILY HOME** located in the **DESIRABLE AREA OF NEWBY**. This property offers a **SPACIOUS LOUNGE, FITTED KITCHEN** and **ENCLOSED LAWNED GARDEN TO THE REAR**. Conveniently located close to **A RANGE OF PRIMARY AND SECONDARY SCHOOLS, LOCAL SHOPS, SERVICES AND FACILITIES**. This property would appeal to a **NUMBER OF BUYERS**, including those looking for their next **FAMILY HOME**.*



Council Tax Band: C



This accommodation comprises in brief; entrance hallway providing access into the fitted kitchen with a range of base and wall units, plus a spacious and bright lounge with fireplace and sliding doors leading out into the rear garden. To the first floor, there are three, good sized bedrooms, with the master boasting built in wardrobes ideal for storage space. There is also a family bathroom suite with separate W/C. Externally, this property offers a large, enclosed lawned garden to the rear with patio area, ideal for outdoor dining. The property also offers a garage to the rear, perfect for storage.

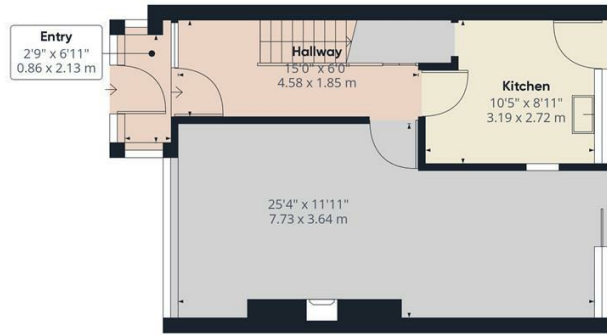
Being located on the North side of Scarborough the property affords excellent access to a wealth of amenities including local shop and 'Proudfoots' supermarket, library, a choice of popular schools both primary and secondary as well as being well placed for a choice of popular eating and drinking establishments.

Viewing is essential to appreciate the space and position that this fantastic family home has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!









Floor 0



Floor 1

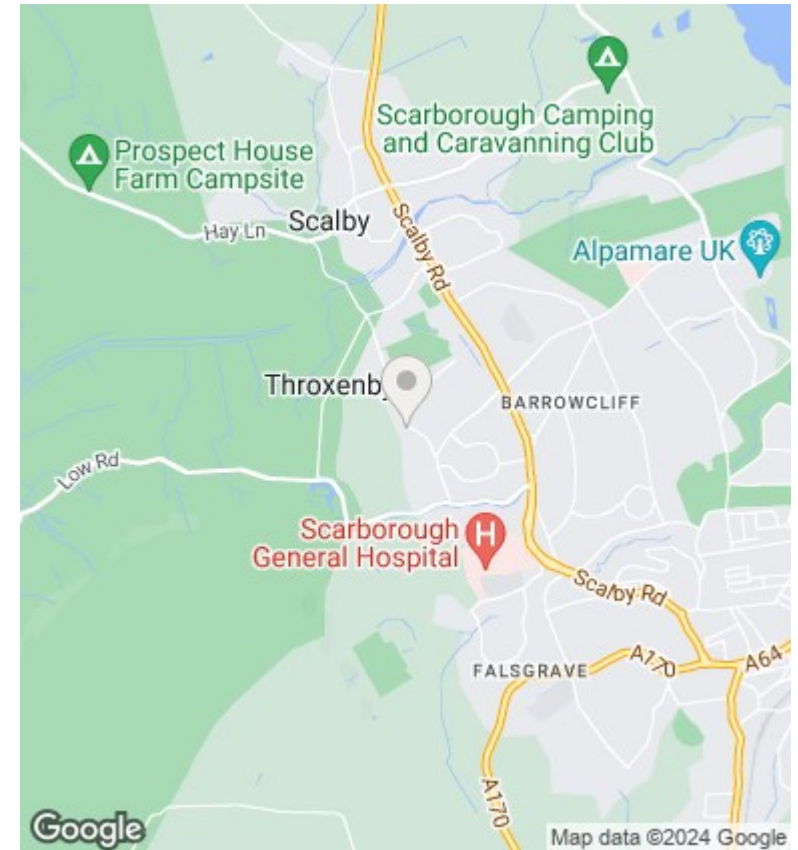


Approximate total area*
916.18 ft²
85.12 m²

(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.

GIRAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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	

Viewings

*Viewings by arrangement only.
Call 01723 377707 to make an appointment.*