



## *8 Newlands Avenue, Scarborough, YO12 6PS*

*Asking Price £255,000*

- SEMI DETACHED FAMILY HOME
- BAY WINDOW LOUNGE
- GARAGE
- CLOSE TO A NUMBER OF LOCAL AMENITIES, SCHOOLS AND NORTH BAY
- THREE BEDROOMS
- MODERN THREE PIECE BATHROOM SUITE
- LAWNED GARDEN TO THE REAR WITH DECKED AREA
- OPEN PLAN KITCHEN/DINING SPACE
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- POPULAR NORTH SIDE LOCATION

## 8 Newlands Avenue, Scarborough YO12 6PS

**Andrew Cowen Estate Agents proudly welcome to the market this THREE BEDROOM, SEMI-DETACHED FAMILY HOME ideally situated to the NORTH SIDE of SCARBOROUGH, close to a range of LOCAL AMENITIES and SCHOOLS. This property boasts OFF STREET PARKING FOR MULTIPLE VEHICLES, GARAGE and ENCLOSED, LAWNED GARDEN TO THE REAR.**



Council Tax Band: C



*This property briefly comprises; entrance hallway which provides access into the bright and airy, bay window lounge complete with feature wood burning stove. There is an open plan kitchen/dining area offering a range of hi-gloss base and wall units, integrated appliances and breakfast bar, perfect for entertaining. To the first floor, the property offers two good-sized double bedrooms and a single bedroom, plus a modern, three piece family bathroom suite with overhead shower. Externally, the property boasts an enclosed, lawned garden to the rear with decked area, ideal for outdoor dining and hosting. There is a tarmac driveway to the front, providing plenty of off-street parking for multiple vehicles and a garage.*

*This property is particularly well-suited to a family and lies within the catchment area for many popular schools and further amenities and attractions nearby. The location provides excellent access to Peasholm Park, Scarborough's North Bay and the beach, Open Air Theatre, local shops and much, much more.*

*Viewing is essential to appreciate the space, location and nearby necessities that this fantastic property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!*





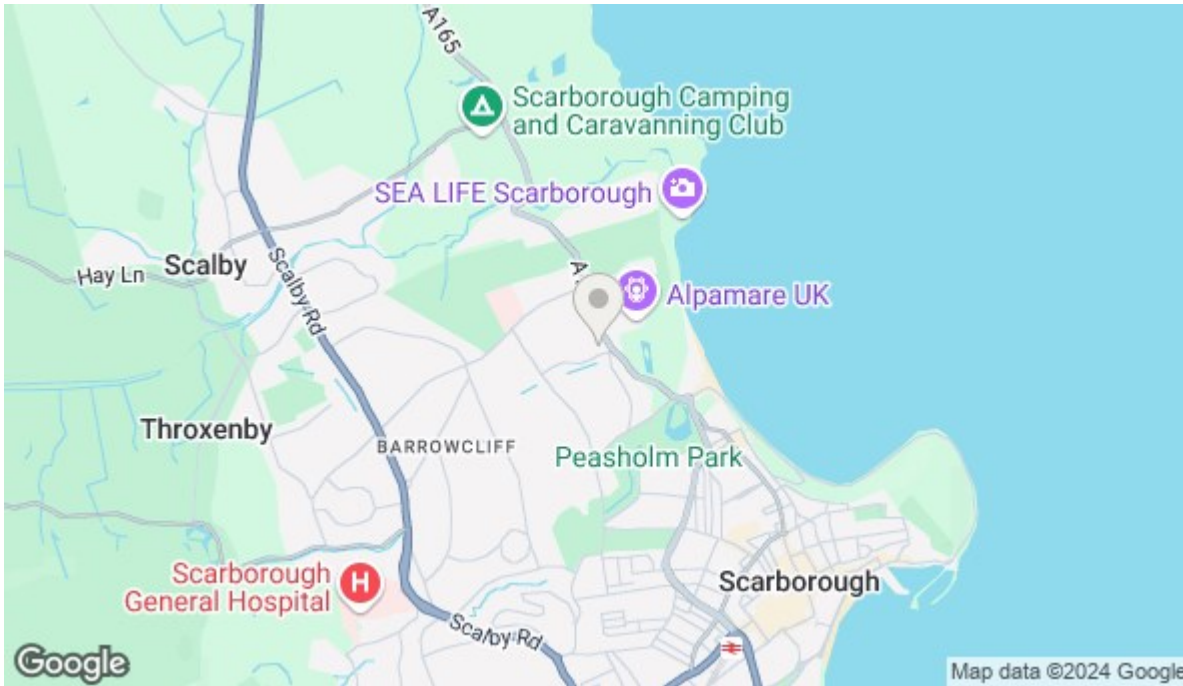
3'2" x 4'2"



3'0" x 11'8" x 9'9"







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>61</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Viewings**

Call the office to make an appointment today!

**01723 377707**



View our website here!

**Looking to Sell?**

Book a no obligation valuation today!

**01723 377707**