



colin ellis

## Newlands Park Avenue, Scarborough, YO12 6PY

Located on the ever popular north side of Scarborough, this well presented three bedroom semi-detached home offers spacious and modern living, ideal for families or those looking to upsize, with the added benefit of a generous, well maintained rear garden featuring lawn, patio and decking.

Situated in a sought after residential area, the home is well placed for local schools, shops, and transport links, making it a convenient and desirable location and offered to the market with no onward chain.

Guide Price £230,000



## PROPERTY DESCRIPTION

The property opens with a welcoming entrance hallway leading through to a bright and generously sized lounge/diner, featuring contemporary décor and large patio doors that allow plenty of natural light while providing access to the rear sun room. The sun room offers an additional versatile reception space overlooking the garden. The modern fitted kitchen is well-equipped with a range of sleek wall and base units and ample worktop space, providing a practical and stylish cooking area. To the first floor are three bedrooms along with a modern family bathroom fitted with a white suite and shower over bath.

The property boasts a generous and well maintained rear garden, offering a fantastic mix of lawn, patio, and decked areas to suit all lifestyles. A spacious paved seating area provides the ideal spot for outdoor dining, while the raised decking creates a perfect space for summer gatherings or evening drinks. The garden is complemented by mature planting and shrubs, along with a feature pond adding charm and character. A summerhouse and additional shed provide useful storage or flexible space.

### LOUNGE DINER

6.47 x 3.45 (21'2" x 11'3")

### KITCHEN

5.31 x 2.08 (17'5" x 6'9")

### SUN ROOM

2.99 x 2.78 (9'9" x 9'1")

### BEDROOM

3.73 x 3.25 (12'2" x 10'7")

### BEDROOM

2.79 x 3.25 (9'1" x 10'7")

### BEDROOM

1.96 x 2.31 (6'5" x 7'6")

### BATHROOM

1.76 x 2.27 (5'9" x 7'5")





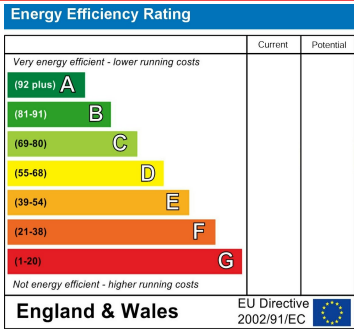


Approximate total area<sup>(1)</sup>  
830 ft<sup>2</sup>  
77.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Newlands Park Avenue - 18793796**  
**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.



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