



## Moor Lane, Newby, Scarborough, YO12 5SL

- Spacious reception room
- Two double bedrooms
- Well-equipped kitchen
- Mid-terrace house
- Close to local amenities
- Off-road parking
- Modern bathroom
- Charming rear garden
- Located in Newby, Scarborough
- Viewing recommended

**Offers Over £210,000**



# Moor Lane, Newby, Scarborough, YO12 5SL

## DESCRIPTION

Nestled in the charming area of Newby, Scarborough, this delightful mid-terrace house on Moor Lane offers a perfect blend of comfort and convenience. With a well-proportioned reception room, this property is ideal for both relaxation and entertaining. The inviting living room provides a warm atmosphere, perfect for unwinding after a long day while leads through to the dining space offering an excellent area for family meals and gatherings.

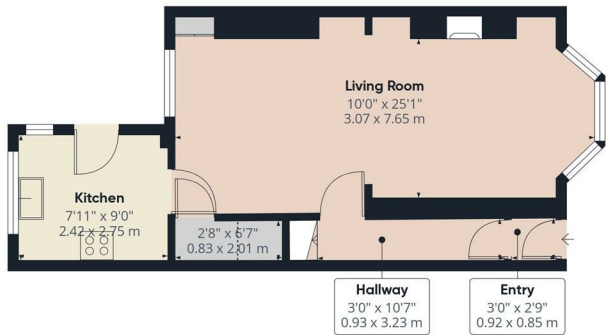
This delightful home offers two spacious and beautifully presented bedrooms, each designed to provide a peaceful retreat. Abundant natural light enhances the bright and airy atmosphere, creating an inviting space for restful nights and refreshing mornings. The modern family bathroom features a stylish four-piece suite.

The well-equipped kitchen is both functional and attractive, offering ample workspace for culinary enthusiasts. It opens seamlessly onto the low-maintenance rear yard, which connects to the off-road parking area, carport, and garage. Beyond this lies a generous garden — a fantastic outdoor space ideal for relaxing, entertaining, or enjoying a spot of gardening. With its impressive plot size, the garden also offers excellent potential for further landscaping or development (subject to the necessary permissions).

This property is not only a wonderful home but also benefits from its location in Newby, which is known for its friendly community and proximity to local amenities. This mid-terrace house offers a fantastic opportunity to enjoy a comfortable lifestyle in a desirable area. Don't miss the chance to make this charming property your new home.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

949 ft<sup>2</sup>  
88.3 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

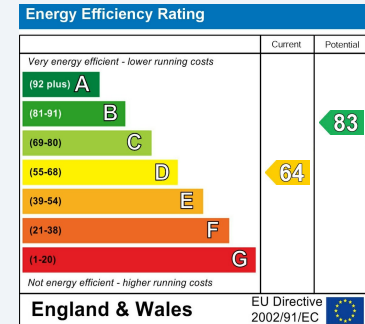
Reduced headroom  
----- Below 5 ft/1.5 m

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

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**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.

### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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