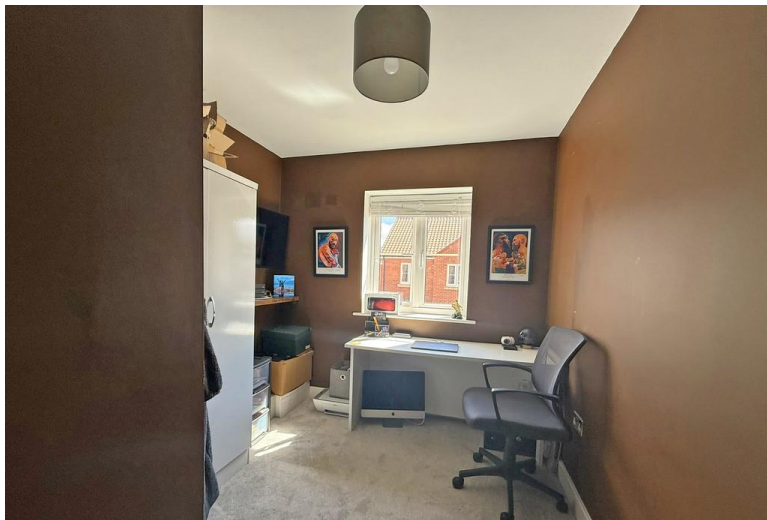




Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

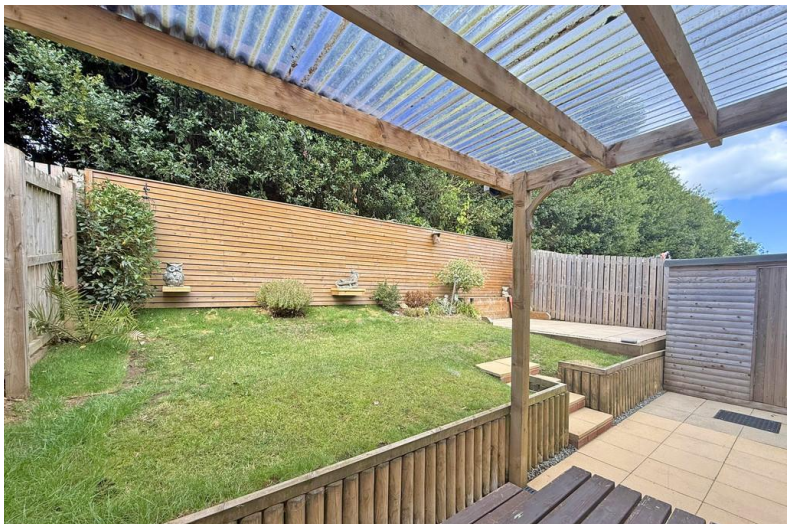


£128,000

26 ROSEDALE LANE, SCARBOROUGH, YO12 5AN

- No Onward Chain
- 55% shared Ownership
- Three Bedrooms With Ensuite
- Landscaped Gardens

A SUPERB STARTER HOME, A MODERN THREE BEDROOM SEMI-DETACHED HOUSE OFFERED TO THE MARKET WITH A 55% SHARED OWNERSHIP. IN THE POPULAR NORTH SIDE AREA OF NEWBY WITH ITS WEALTH OF LOCAL AMENITIES CLOSE TO HAND.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Martin with Martinov ©2025



Property Description

The property when briefly described comprises entrance hall, ground floor w/c, bay fronted lounge, rear facing modern open plan kitchen diner with French doors to the rear garden. On the first floor are three well appointed bedrooms, master with ensuite facilities and a family bathroom. A landscaped garden to the rear aspect with timber pergola and porcelain tiled patio, driveway to the frontal aspect.



GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

LOUNGE
13' 10" x 12' 2" (4.22m x 3.71m)

KITCHEN/DINER
18' 10" x 11' 2" (5.74m x 3.4m) max

FIRST FLOOR

LANDING

BEDROOM
14' 6" x 10' 5" (4.42m x 3.18m) max

ENSUITE

BEDROOM
11' 1" x 8' 5" (3.38m x 2.57m)

BEDROOM
10' 6" x 10' 5" (3.2m x 3.18m) max

BATHROOM

OUTSIDE

GARDENS

DRIVEWAY