



**Newby Farm Road, Scarborough**

YO12 6UJ

**Offers Over £400,000**



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**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Newby Farm Road, Scarborough

## DESCRIPTION

Hunters are delighted to bring to the market this well-proportioned three bedroom detached bungalow, offered with no onward chain, making it an ideal purchase for those looking for a smooth and straightforward move.

The property offers generous and versatile accommodation throughout, including a spacious living room ideal for both relaxing and entertaining, a separate dining room and a well-appointed kitchen with adjoining utility area. The layout flows effortlessly, creating a comfortable and practical home suited to a range of buyers.

There are three good-sized bedrooms, with the addition of a sun room to the rear which provides a wonderful space to enjoy views over the garden all year round. The bungalow also benefits from well-appointed bathroom facilities, adding further practicality to this attractive home.

Externally, the property truly shines. The lovely rear garden is a private and well-maintained space, perfect for enjoying the warmer months, with the added bonus of a charming summerhouse — ideal for relaxing, hobbies or additional entertaining space. To the front, there is ample off-road parking along with a substantial double garage, providing excellent storage, workshop potential or secure parking.

Situated in the highly sought-after Newby area of Scarborough, the property benefits from a popular residential setting on the town's North Side. Newby is well regarded for its excellent local amenities including shops, supermarkets, cafés, a post office, doctors and well-respected schools. There are regular bus routes providing easy access into Scarborough town centre, the North Bay, Peasholm Park and the seafront. The location also offers convenient links to the A64 for commuting further afield.

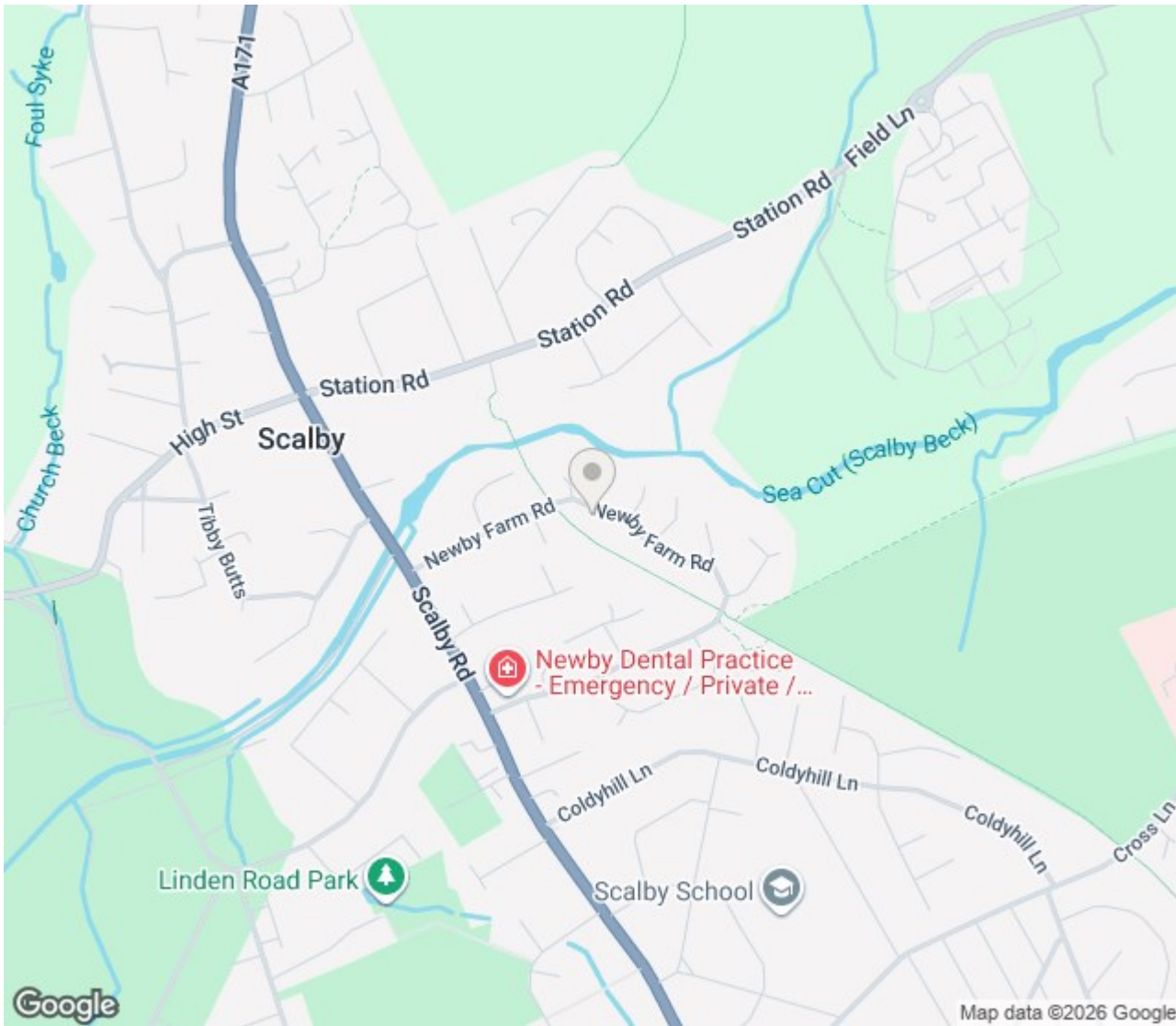
Combining spacious single-level living, generous outdoor space and a prime North Side location, this detached bungalow presents a fantastic opportunity for a range of buyers and early viewing is highly recommended.











## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 61                      | 71        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### 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.

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