



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



£240,000

49 NEWLANDS PARK CRESCENT, SCARBOROUGH, YO12 6DR

- Semi-Detached Family Home
- Extended Ground Floor
- Desirable Location
- Garage And Gardens

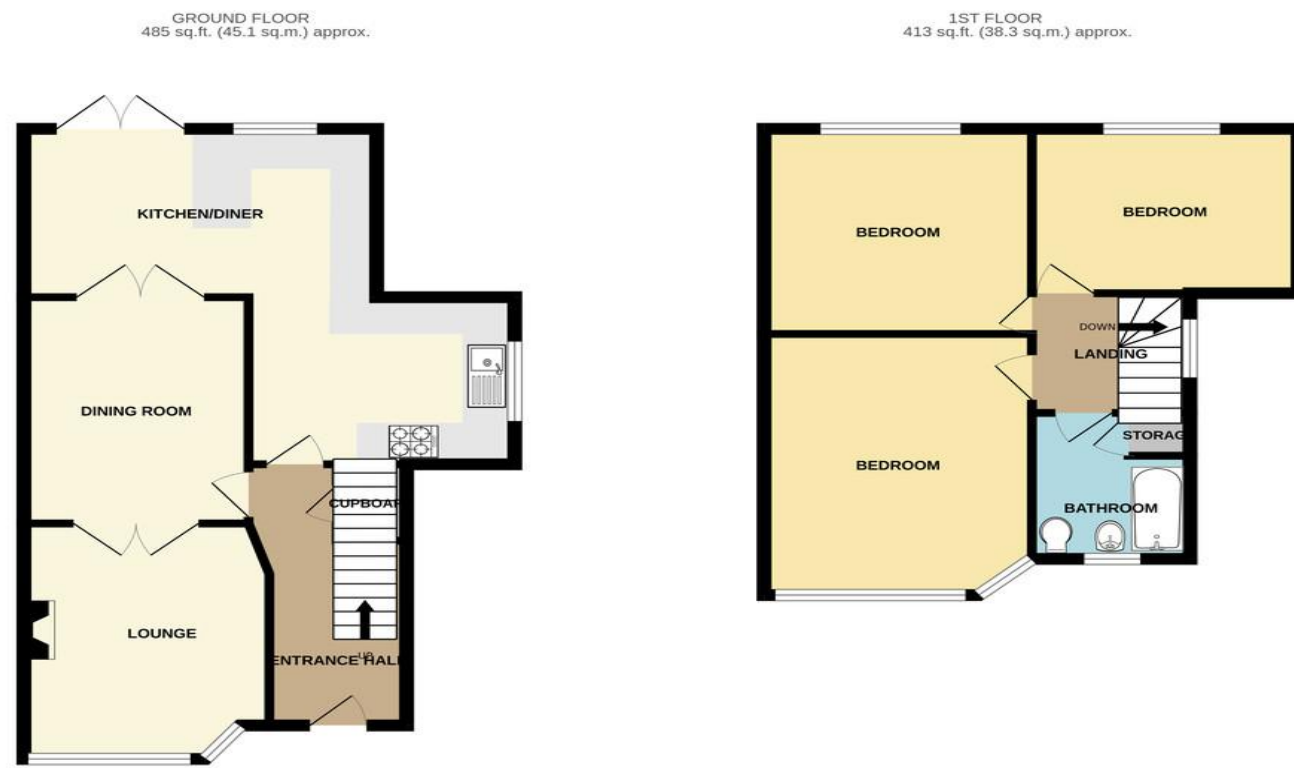
SITUATED IN THE EVER-POPULAR NEWLANDS AREA OF SCARBOROUGH, A GREAT RESIDENTIAL AREA WITH A WEALTH OF GREAT AMENITIES INCLUDING SCHOOLS SHOPS AND ALL OF THE ATTRACTIONS OF THE NORTH BAY INCLUDING THE OPEN-AIR THEATRE. THIS WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME WITH A MODERN INTERIOR, GARAGE AND GARDEN.



TIPPLE UNDERWOOD ESTATE AGENTS
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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: 898 sq.ft. (83.4 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.
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Property Description

This property when briefly described comprises entrance hall, bay fronted lounge, separate dining room and extended L shaped kitchen diner to the ground floor. On the first floor are three bedrooms and a family bathroom. Externally are low maintenance gardens, block paved driveway and garage.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
12' 6" x 10' 10" (3.81m x 3.3m) max

DINING ROOM
11' 6" x 10' 2" (3.51m x 3.1m) max

KITCHEN/DINER
16' 9" x 13' 9" (5.11m x 4.19m) L shaped Max

FIRST FLOOR

LANDING

BEDROOM
12' 6" x 10' 2" (3.81m x 3.1m) max

BEDROOM
11' 7" x 10' 3" (3.53m x 3.12m)

BEDROOM
10' 6" x 8' 3" (3.2m x 2.51m)

BATHROOM

OUTSIDE

GARAGE

GARDENS