



£255,000

18 NEWLANDS PARK GROVE, SCARBOROUGH, YO12 6PT

- Well Presented Throughout
 - Three Bedrooms
 - Modern Kitchen And Bathroom
 - Gardens Driveway And Conservatory
- A STUNNING EXAMPLE OF THIS EVER POPULAR TRADITIONAL THREE BEDROOM SEMI-DETACHED HOUSE SITUATED ON THIS POPULAR STREET IN THE SOUGHT-AFTER NORTH SIDE AREA. WELL PRESENTED THROUGHOUT WITH OPEN PLAN MODERN KITCHEN DINER TO THE REAR, ADDITIONAL CONSERVATORY, GARDENS, PARKING AND TIMBER SUMMER HOUSE.



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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.

GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.

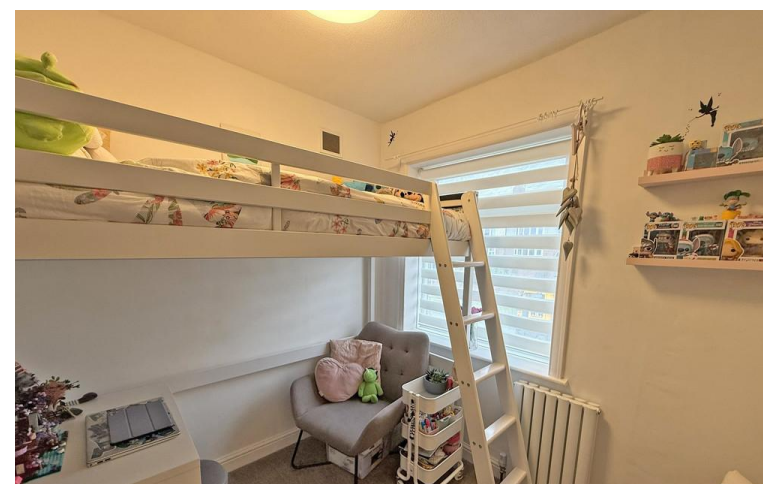


TOTAL FLOOR AREA : 970 sq.ft. (90.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

The property when briefly described comprises entrance hall, bay fronted lounge, open plan modern kitchen diner and conservatory to the ground floor. On the first floor are three well-appointed bedrooms and a modern bathroom. Garden to the rear mainly laid to lawn with timber summer house and paved patio, driveway to the front of the property.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
14' 5" x 13' 8" (4.39m x 4.17m)

KITCHEN/DINER
20' 4" x 9' 7" (6.2m x 2.92m)

CONSERVATORY
12' 8" x 7' 5" (3.86m x 2.26m)

FIRST FLOOR

LANDING

BEDROOM
14' 6" x 11' 7" (4.42m x 3.53m)

BEDROOM
11' 6" x 9' 7" (3.51m x 2.92m)

BEDROOM
8' 10" x 8' 9" (2.69m x 2.67m)

BATHROOM

OUTSIDE

DRIVEWAY

GARDENS

SUMMER HOUSE