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5 Newby Farm Court, Scarborough

Prices From **£245,000**

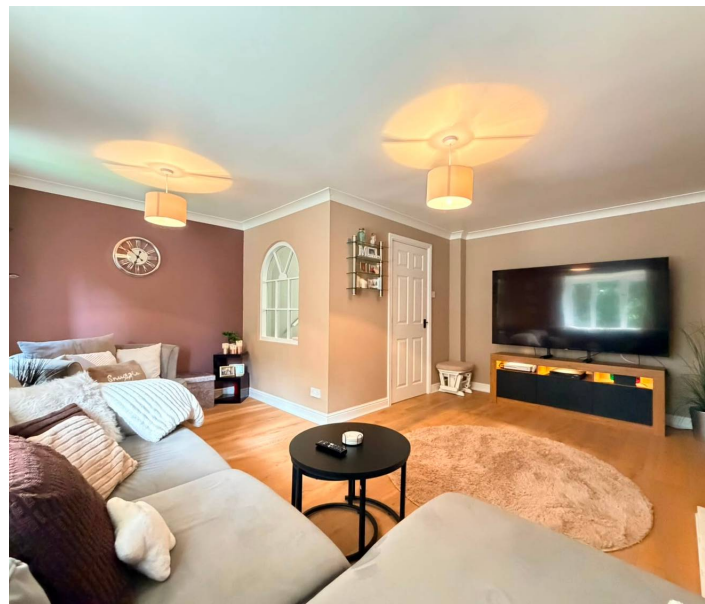


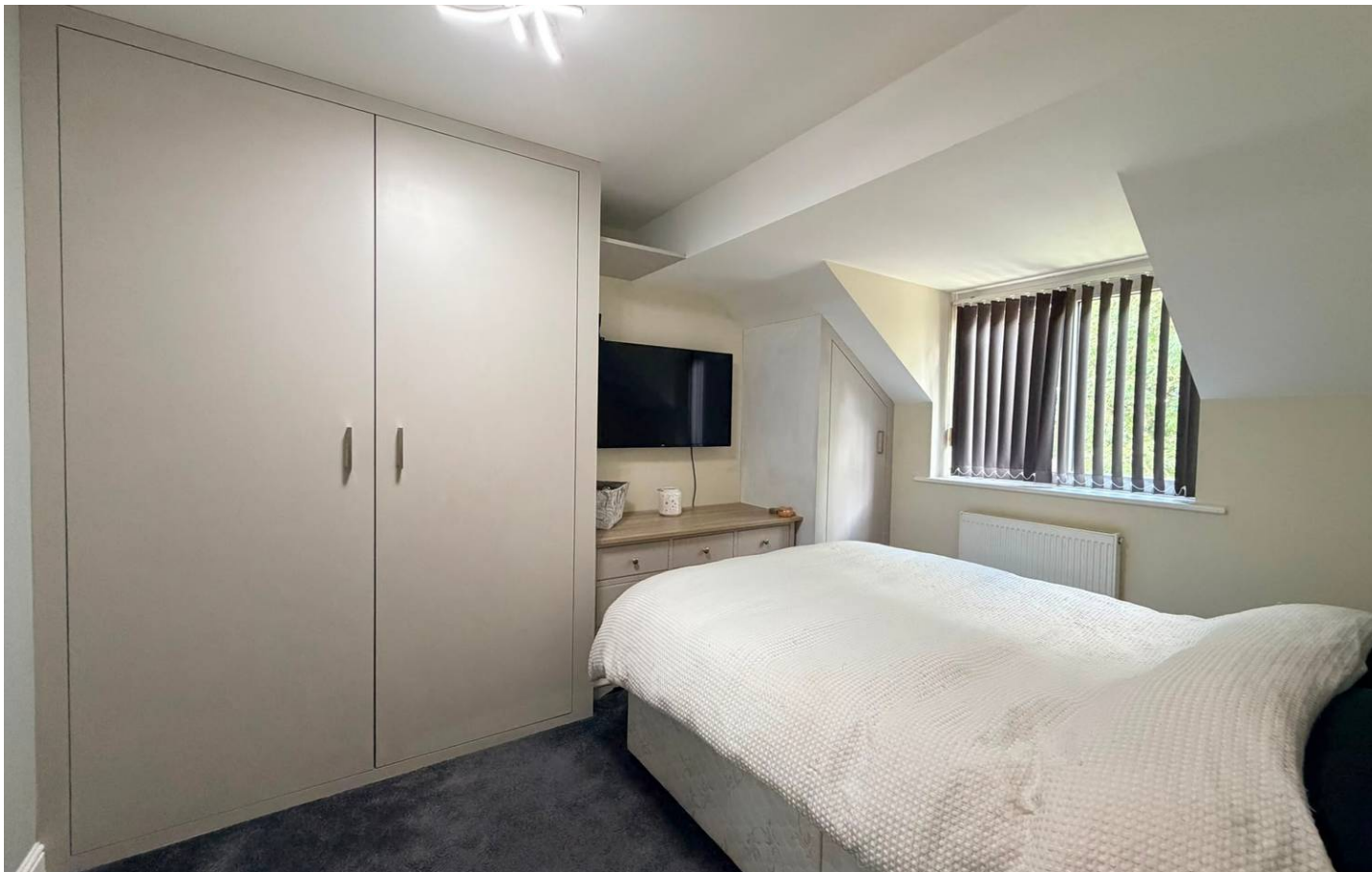
- IMMACULATE THREE BEDROOM SEMI DETACHED TOWNHOUSE
- RECENTLY REFURBISHED WITH NEW FLOORING THROUGHOUT
- WELL LOCATED WITH THE POPULAR NEWBY AREA
- MODERN KITCHEN AND SPACIOUS LIVING ROOM
- INTEGRAL GARAGE WITH INTERNAL ACCESS
- SET OVER THREE FLOORS
- HOME OFFICE/STUDY

We are delighted to present this immaculate three bedroom townhouse, thoughtfully arranged over three spacious floors and ideally situated within the highly sought-after Newby area. Recently refurbished with new flooring throughout, this beautifully presented home combines contemporary finishes with spacious and versatile living accommodation.

This beautifully maintained home offers a superb modern kitchen and a generous living room, both located on the first floor, creating a wonderful setting for family life and entertaining. The property benefits from an integral garage with convenient internal access, ensuring both security and ease. A dedicated home office or study provides the perfect environment for remote working or quiet reading, catering to the demands of modern lifestyles. Each bedroom is well-proportioned, with tasteful décor and ample natural light, while the contemporary bathroom suites add a touch of luxury. The landscaped rear garden offers a tranquil retreat, perfect for relaxing or hosting guests.

This impressive townhouse combines stylish living with practical features and is well positioned for access to excellent local amenities, reputable schools and transport links. Early viewing is highly recommended to fully appreciate the quality and versatility this superb property has to offer.





GROUND FLOOR

Entrance Hallway 18' 4" x 5' 7" (5.60m x 1.70m)

Utility 8' 2" x 5' 7" (2.50m x 1.70m)

Study 9' 6" x 7' 7" (2.90m x 2.30m)

Garage 14' 1" x 9' 6" (4.30m x 2.90m)

FIRST FLOOR

Landing 15' 5" x 5' 7" (4.70m x 1.70m)

Lounge 16' 5" x 15' 5" (5.00m x 4.70m)

Kitchen/Diner 10' 2" x 9' 10" (3.10m x 3.00m)

WC 5' 7" x 2' 7" (1.70m x 0.80m)

SECOND FLOOR

Landing 18' 4" x 5' 7" (5.60m x 1.70m)

Bedroom 9' 10" x 9' 10" (3.00m x 3.00m)

Bedroom 11' 10" x 9' 6" (3.60m x 2.90m)

Bedroom 8' 2" x 5' 7" (2.50m x 1.70m)

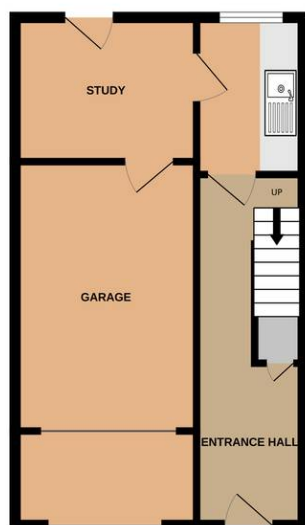
Bathroom 9' 6" x 4' 11" (2.90m x 1.50m)

HMRC

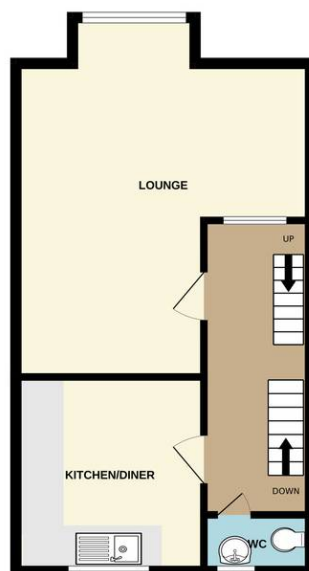
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office



GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 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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Interested?

Contact our friendly team today
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With you every step of the way



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