



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

TIPPLE UNDERWOOD ESTATE
AGENTS
3 Coldyhill Lane, Scarborough, North
Yorkshire, YO12 6SF

CONTACT
www.tippleunderwood.co.uk
01723 350299
mail@tippleunderwood.co.uk

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



£280,000

27 GREEN LANE, NEWBY, SCARBOROUGH, YO12 6HL

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Large Gardens And Garage

A WELL PRESENTED AND LOVED THREE BEDROOM SEMI-DETACHED HOUSE IN THIS EVER POPULAR LOCATION WITH BEAUTIFUL REAR GARDENS AND GARAGE. SINGLE STOREY EXTENSION TO THE REAR OF THE PROPERTY OFFERING A LARGER REAR RECEPTION ROOM AND A KITCHEN DINER. THE NORTH SIDE LOCATION OF NEWBY BENEFITS FROM A WEALTH OF LOCAL AMENITIES INCLUDING WELL REGARDED SCHOOLS, SHOPS, CHEMIST, LIBRARY, TWO DOCTORS AND TWO DENTISTS.





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

MAIN DESCRIPTION
This lovely property when briefly described comprises entrance porch, hallway bay fronted lounge, rear facing dining room with additional sitting area, and a dining kitchen to the ground floor. On the first floor are three well appointed bedrooms and a family bathroom. Large garden to the rear of the property with driveway leading to the garage and additional parking to the front.



GROUND FLOOR

- ENTRANCE PORCH
- HALLWAY
- LOUNGE
15' 9" x 13' 3" (4.8m x 4.04m)
- DINING ROOM
19' 10" x 11' 2" (6.05m x 3.4m)
- KITCHEN/DINER
17' x 9' 2" (5.18m x 2.79m) max

FIRST FLOOR

- LANDING
- BEDROOM
15' x 11' 6" (4.57m x 3.51m)
- BEDROOM
13' 5" x 11' 5" (4.09m x 3.48m)
- BEDROOM
8' 4" x 8' 3" (2.54m x 2.51m)
- BATHROOM
8' 2" x 6' 3" (2.49m x 1.91m)

OUTSIDE

- GARAGE
- GARDENS