



7 Newlands Avenue, Scarborough, YO12 6PS

Guide Price £295,000

- EXTENDED SEMI DETACHED HOUSE
- 4 BEDROOMS
- GARAGE & DRIVEWAY
- NO ONWARD CHAIN

- THREE RECEPTION ROOMS
- WALK-IN DRESSING ROOM
- LAWNED GARDEN

- LARGE DINING KITCHEN
- EN-SUITE & FAMILY BATHROOM
- GAS CENTRAL HEATING

7 Newlands Avenue, YO12 6PS

ANDREW COWEN ESTATE AGENT ARE DELIGHTED TO BRING TO THE MARKET THIS 4 BEDROOM EXTENDED SEMI DETACHED FAMILY HOME which is offered to the market in EXCELLENT ORDER throughout with THREE RECEPTION ROOMS, DRESSING ROOM, EN-SUITE & FAMILY BATHROOM. LAWNED GARDENS, GARAGE, OFF-STREET PARKING and is located within the DESIRABLE NORTH SIDE area of Scarborough.



Council Tax Band: D



Nestled on Newlands Avenue, this extended semi-detached house offers a perfect blend of modern living and traditional comfort. With four well-proportioned bedrooms, this property is ideal for families seeking space and convenience.

Upon entering, you are greeted by a delightful bay window lounge, which features a striking log burner, creating a warm and inviting atmosphere. The dining room, equipped with a gas effect log burner, seamlessly flows into a bright conservatory, providing an excellent space for relaxation or entertaining guests. The heart of the home is undoubtedly the large kitchen diner, boasting integrated appliances and a central island.

The first floor hosts four bedrooms, with the master suite being particularly impressive. It includes an en-suite bathroom and a walk-in dressing room, complete with fitted wardrobes and ambient lighting. A family bathroom serves the additional bedrooms, providing ample facilities for all.

Outside, the property features a front driveway with parking, alongside a garage for additional storage. Rear lawned garden.

Don't miss the opportunity to make this wonderful property your own. Call one of our friendly sales team on 01723 377707





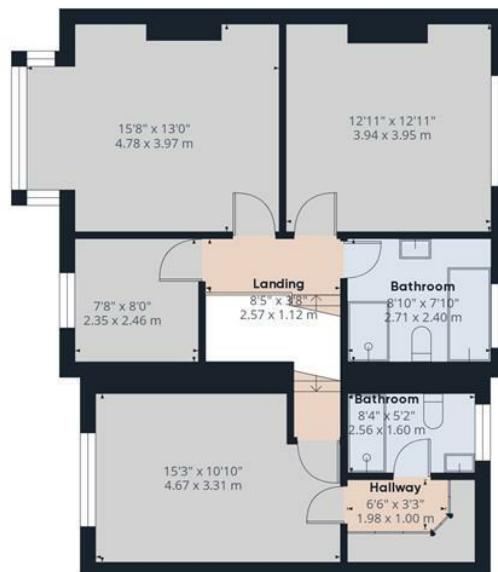
Floor 0

ANDREW
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SALES - LETTINGS - MANAGEMENT

Approximate total area⁽¹⁾

1847.73 ft²

171.66 m²



Floor 1

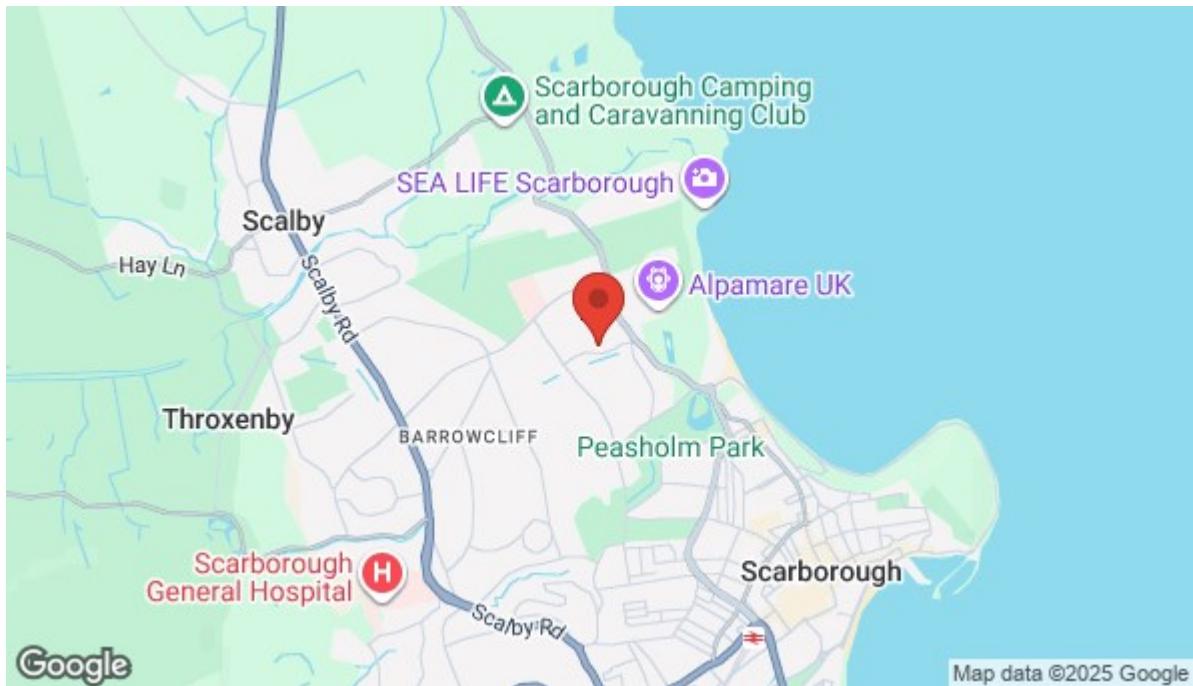
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

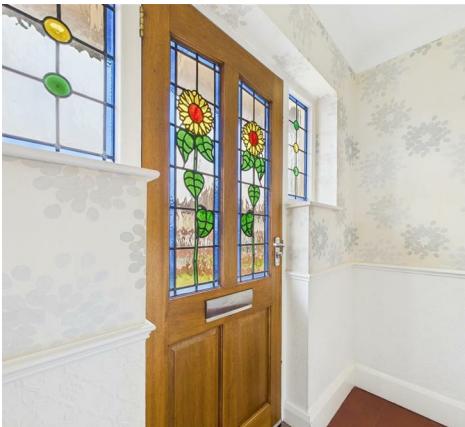
GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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