



## *28 Moor Lane, Newby, Scarborough, YO12 5SH*

*Guide Price £169,950*

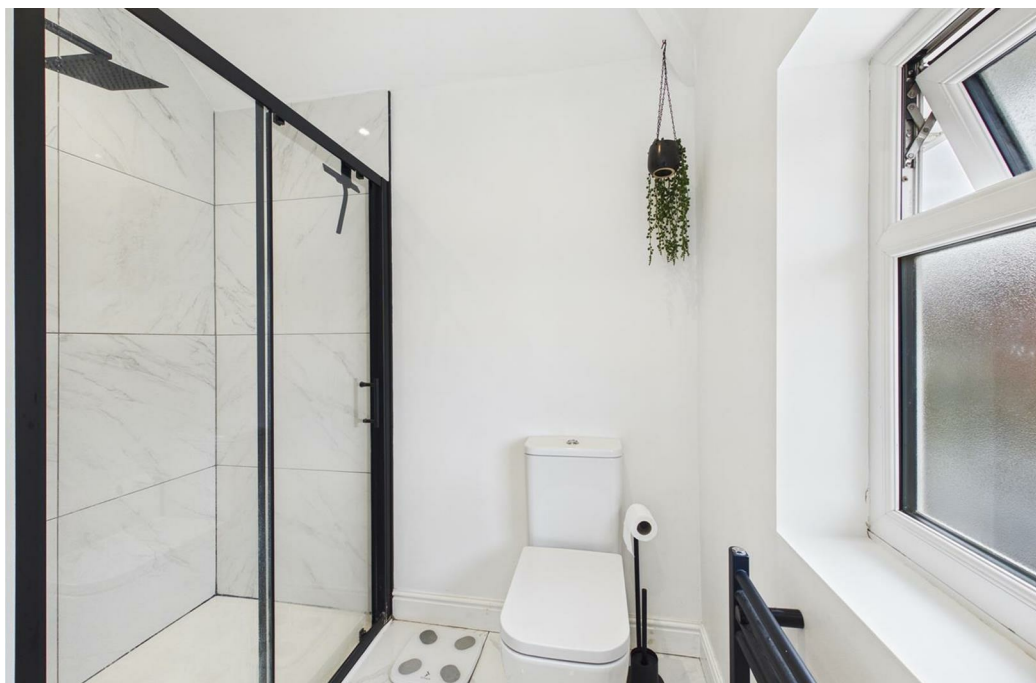
- *Popular Newby location*
- *Comfortable living room*
- *Off-street parking*
- *Large rear garden*
- *Modern style throughout*
- *Ready to move into*
- *Modern, well-finished bathroom*
- *Recently installed boiler*
- *EPC D*

## 28 Moor Lane, Scarborough YO12 5SH

A modern and well-presented two-bedroom semi-detached home located in the popular Newby area of Scarborough. The property offers stylish accommodation throughout, including a contemporary kitchen, well-finished bathroom, and a conservatory/porch providing additional living space. Benefits include double glazing, a recently installed boiler (with EPC expected to improve to C if reassessed), a generous garden, off-street parking. An ideal purchase for first-time buyers seeking space or investors looking for a well-located, low-maintenance property.



Council Tax Band: B



The property is presented in a modern style throughout and offers well-balanced accommodation, briefly comprising a comfortable living room, a fitted kitchen, and a conservatory/porch providing additional reception space. The two bedrooms are well sized and served by a well-finished, modern bathroom, which has been completed to a good standard and complements the overall presentation of the home.

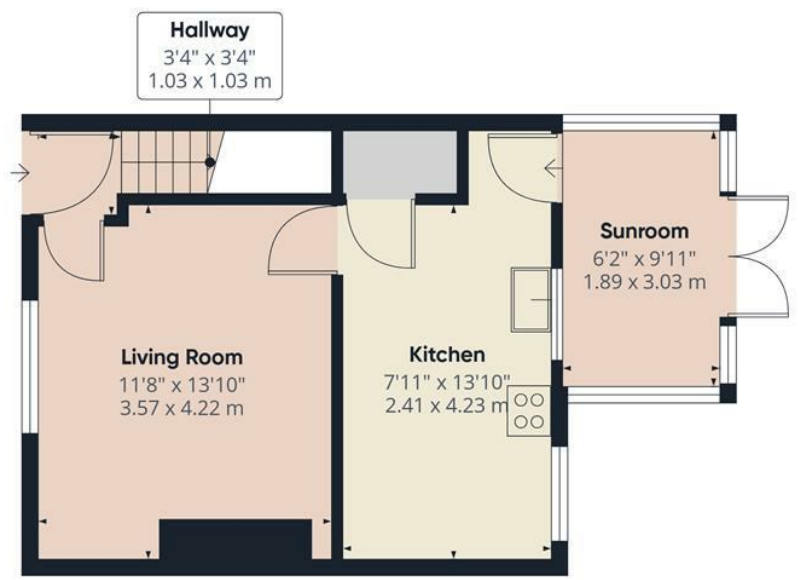
The property benefits from double glazing throughout and a recently installed boiler, which, if the EPC were to be reassessed, would be expected to improve the rating to a C, enhancing both energy efficiency and running costs.

Externally, the home enjoys a generous garden, ideal for those seeking outdoor space, along with off-street parking and a garage, providing excellent practicality and storage. The modern presentation internally, combined with the outside space, makes this a particularly appealing option for first-time buyers looking for a home ready to move into, as well as investors seeking a low-maintenance rental property.

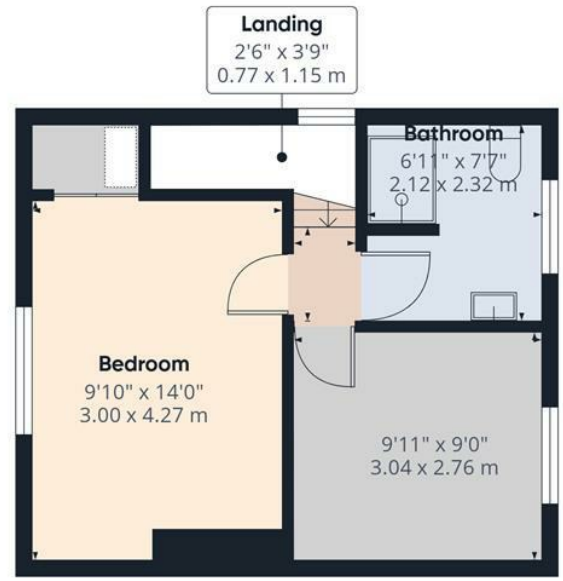
Situated in a convenient and well-regarded residential location, Moor Lane offers easy access to local amenities, schools, and transport links, with Scarborough town centre and the North Bay within close proximity.

Viewing is highly recommended to fully appreciate the presentation, space, and potential this property has to offer. For further information or to arrange a viewing, please contact Andrew Cowen Estate Agents.





Floor 0



Floor 1

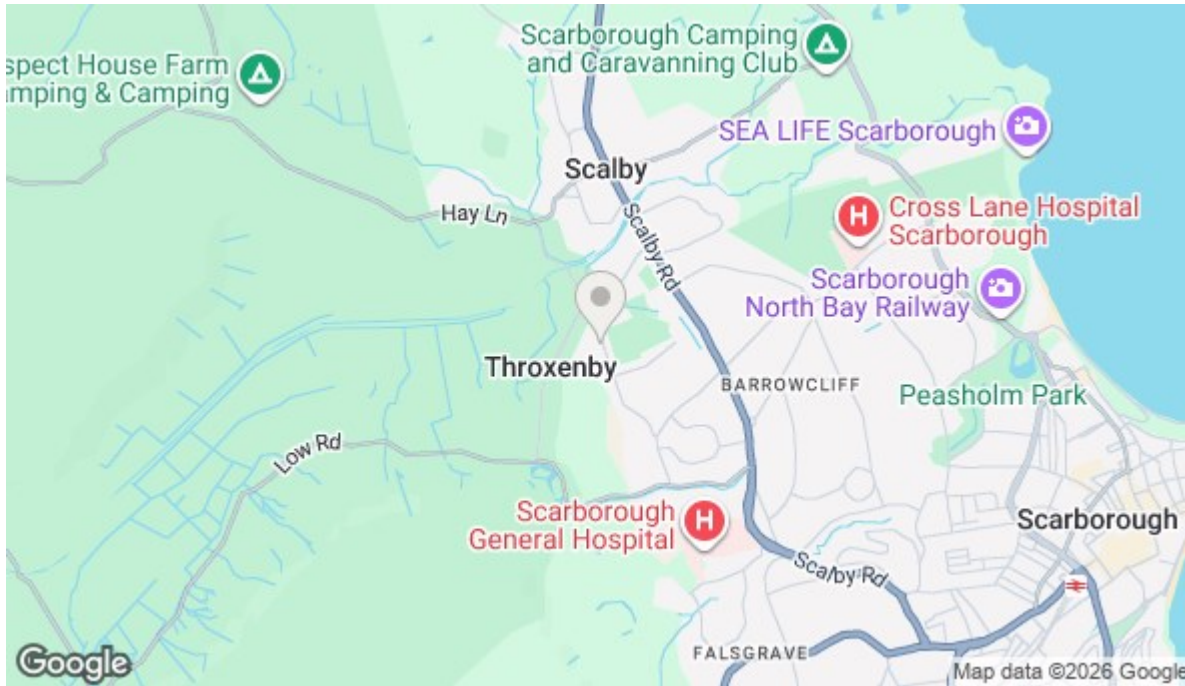


**Approximate total area<sup>(1)</sup>**  
684 ft<sup>2</sup>  
63.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Viewings**

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