



colin ellis

Newby Farm Crescent, Scarborough, YO12 6UW

Located in the highly sought after Newby Farm development in Scarborough, this beautifully presented four bedroom detached family home offers generous living space, a double garage, landscaped gardens and modern features throughout, making it ideal for families looking for a spacious and well-maintained property in a desirable residential location.

The property occupies a generous plot with a large driveway providing ample off-street parking, leading to a detached double garage. The front garden is attractively landscaped with mature planting, while the rear garden is private, well maintained and mainly laid to lawn with patio seating areas.

Guide Price £450,000



PROPERTY DESCRIPTION

The welcoming entrance hallway leads to a spacious bay fronted living room, offering plenty of natural light and a feature fireplace creating a warm and relaxing living space. A separate dining room provides an excellent area for family meals and entertaining, with access through to the sunroom/conservatory, which enjoys views across the rear garden and provides a bright additional living area. The modern fitted kitchen offers a range of wall and base units with generous worktop space, along with room for appliances. A utility room provides additional storage and practical space for laundry. Completing the ground floor is a downstairs WC and a useful office/study, ideal for those working from home.

To the first floor there are four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom with bath and shower.

The rear garden is a real feature of the property, offering a private, well maintained lawn with mature borders and patio seating areas. The detached double garage provides excellent storage or potential workshop space, with a driveway offering ample parking.

The property is situated within the popular Newby Farm area of Scarborough, a highly desirable residential location close to local schools, shops and transport links. Scarborough town centre and the North Bay are also within easy reach.

LIVING ROOM

4.09 x 4.26 (13'5" x 13'11")

DINING ROOM

2.67 x 2.62 (8'9" x 8'7")

SUN ROOM

3.69 x 2.88 (12'1" x 9'5")

KITCHEN

2.68 x 5.59 (8'9" x 18'4")

UTILITY ROOM

1.67 x 2.07 (5'5" x 6'9")

OFFICE/SNUG

1.91 x 2.05 (6'3" x 6'8")

WC

0.83 x 2.04 (2'8" x 6'8")

BEDROOM

2.71 x 3.39 (8'10" x 11'1")

EN SUITE

1.40 x 1.81 (4'7" x 5'11")

BEDROOM

2.96 x 3.35 (9'8" x 10'11")

BEDROOM

3.78 x 2.96 (12'4" x 9'8")

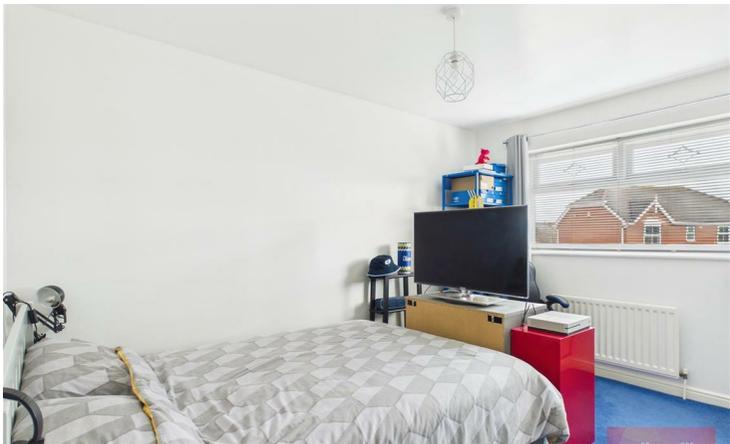
BEDROOM

3.01 x 2.62 (9'10" x 8'7")

BATHROOM

1.67 x 2.13 (5'5" x 6'11")





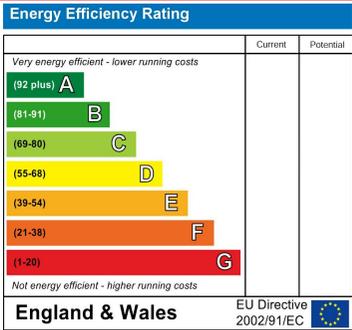


Approximate total area⁽¹⁾
1313 ft²
122 m²

(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.

GIRAFFE360



Newby Farm Crescent - 18785095
Council Tax Band - F
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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