



colin ellis

## Newlands Park Drive, Scarborough, YO12 6DW

A beautifully presented three bedroom semi detached home with generous rear garden and off street parking to the rear.

This attractive property offers well proportioned accommodation throughout and is ideal for families or those seeking a move in ready home in a popular residential location.

Early viewing is highly recommended to fully appreciate the space, light and character on offer.

Guide Price £260,000



## PROPERTY DESCRIPTION

Upon entering, you are welcomed by a bright hallway leading to a spacious bay fronted living room, featuring a distinctive curved bay window that floods the space with natural light and adds real character. To the rear, a separate dining room provides an excellent space for entertaining, overlooking the garden. The modern fitted kitchen offers a range of sleek wall and base units, ample worktop space and access to the rear garden.

To the first floor, there are three bedrooms, including a generous principal bedroom, along with a contemporary family bathroom. In addition there is a boarded loft with lighting and a roof window, offering superb additional storage with the added benefit of natural light.

Externally, the property benefits from a well maintained front garden and a generous rear garden, mainly laid to lawn with a patio seating area. To the rear, there is the added advantage of off-street parking.

## LIVING ROOM

3.90 x 4.28 (12'9" x 14'0")

## DINING ROOM

3.61 x 3.73 (11'10" x 12'2")

## KITCHEN

2.36 x 4.78 (7'8" x 15'8")

## BEDROOM

3.64 x 4.28 (11'11" x 14'0")

## BEDROOM

3.59 x 3.76 (11'9" x 12'4")

## BEDROOM

2.35 x 2.16 (7'8" x 7'1")

## BATHROOM

2.33 x 2.68 (7'7" x 8'9")





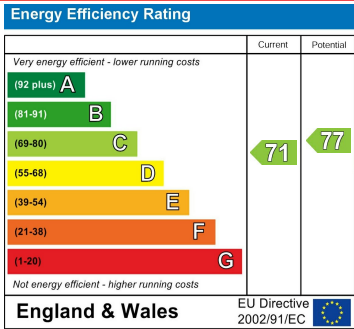


Approximate total area<sup>(1)</sup>  
 1018 ft<sup>2</sup>  
 94.6 m<sup>2</sup>

(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.

GIRAFFE360



England & Wales EU Directive 2002/91/EC

**Newlands Park Drive - 18774551**  
**Council Tax Band - C**  
**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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