



colin ellis

Newlands Park Road, Scarborough, YO12 6PX

Located in the desirable Newlands area of Scarborough, this charming THREE BEDROOM SEMI DETACHED house presents an excellent opportunity for first-time buyers and families. The property features a BAY FRONTED LIVING ROOM, dining room, OFF ROAD PARKING and a delightful rear garden.

Situated in a popular neighbourhood, this home benefits from proximity to good local schools, making it an excellent choice for families and the location provides easy access to local amenities.

In summary, this semi-detached house on Newlands Park Road is a charming and practical choice. With its appealing features and lovely garden it is a property that should not be missed.

Guide Price £235,000



ENTRANCE

uPVC front door into entrance hall with ceiling light, radiator, under stairs storage cupboard and stairs to first floor.

LIVING ROOM

4.29 x 4.42 (14'0" x 14'6")

uPVC double glazed bay window, fire with surround, ceiling light and radiator.

DNING ROOM

3.78 x 3.88 (12'4" x 12'8")

uPVC double glazed window, under stairs storage cupboard, radiator, ceiling light, fire surround and storage cupboard housing wall mounted boiler.

KITCHEN

2.99 x 2.29 (9'9" x 7'6")

uPVC door to rear garden, uPVC double glazed window, fitted kitchen with range of cupboards and drawers, built in oven and hob, extractor, ceiling light, stainless steel sink and radiator.

FIRST FLOOR LANDING

Ceiling light, loft access and uPVC double glazed window.

BEDROOM ONE

4.34 x 3.97 (14'2" x 13'0")

Fitted wardrobe, uPVC double glazed bay window, ceiling light and radiator.

BEDROOM TWO

3.03 x 3.74 (9'11" x 12'3")

uPVC double glazed window, ceiling light and radiator.



BEDROOM THREE

2.49 x 1.91 (8'2" x 6'3")

uPVC double glazed window, ceiling light and radiator.

BATHROOM

1.98 x 2.35 (6'5" x 7'8")

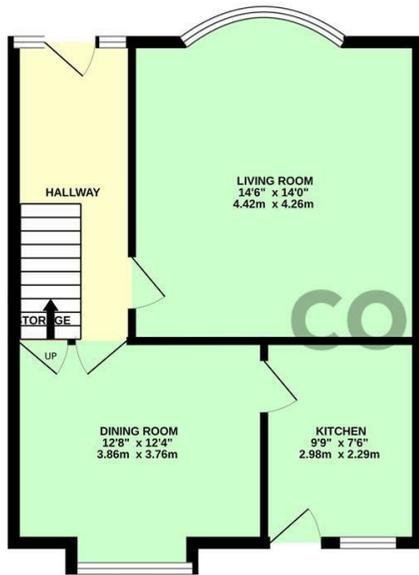
Bath with shower over, hand basin, WC, storage cupboard, ceiling light, uPVC double glazed frosted window and radiator.

OUTSIDE

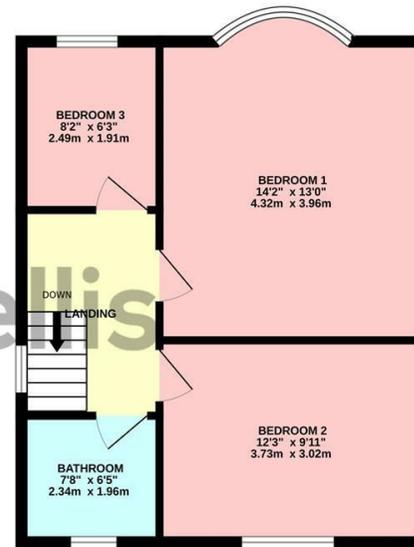
Garden to the front with driveway leading to a single garage. To the rear is an enclosed garden with lawn and patio.



GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Newlands Park Road - 18639812
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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