



colin ellis

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Newlands Park Grove, Scarborough, YO12 6PT

This superb semi-detached house offers an ideal family home. With four bedrooms this property is perfect for those seeking space and comfort. The recent cosmetic works have revitalised the interiors, ensuring that the home is ready for you to move into.

As you enter, you will find a welcoming bow fronted reception room with log burner that provides a warm and inviting atmosphere. The well equipped kitchen diner is a standout feature, offering ample space for family meals and gatherings. In addition the property boasts a modern four-piece bathroom suite, designed for both functionality and style.

This home is not only well-appointed but also conveniently located, making it an excellent choice for families or anyone looking to enjoy the local area. With its blend of modern updates and classic charm, this semi-detached house is a wonderful opportunity for those looking to settle in a desirable area. Don't miss the chance to make this lovely property your new home.

Guide Price £265,000

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PROPERTY DESCRIPTION

The property comprises on the ground floor; entrance hall with stairs to the first floor, a light bow fronted living room with log burner and a modern kitchen/diner with double doors to the rear garden. To the first floor lies a landing with further stairs to bedroom four, a bow fronted main bedroom, two further bedrooms and four piece suite bathroom. Externally, to the front of the property lies a lawned garden with a driveway providing off-street parking. To the rear lies a low maintenance garden with a paved patio areas, seating area and shed.

LIVING ROOM

3.57 x 4.36 (11'8" x 14'3")

KITCHEN

5.64 x 2.25 (18'6" x 7'4")

DINER

3.45 x 4.13 (11'3" x 13'6")

BEDROOM

2.53 x 4.25 (8'3" x 13'11")

BEDROOM

2.96 x 3.40 (9'8" x 11'1")

BEDROOM

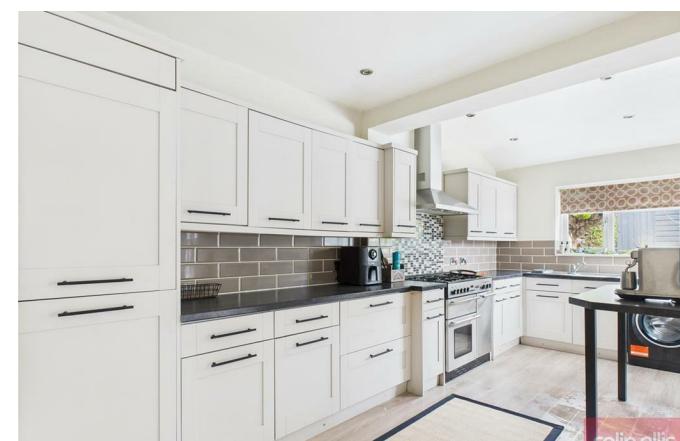
2.49 x 2.06 (8'2" x 6'9")

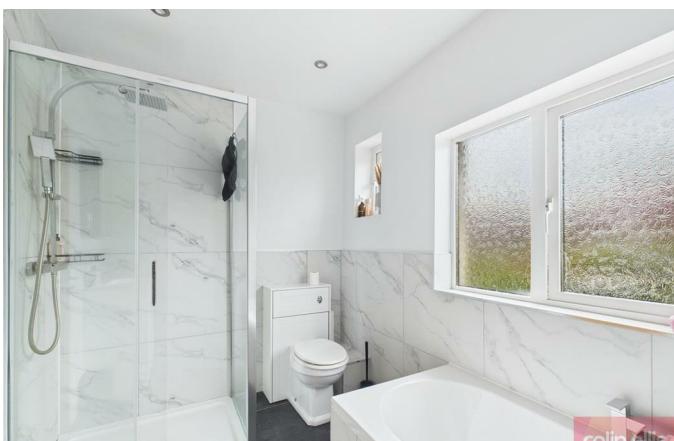
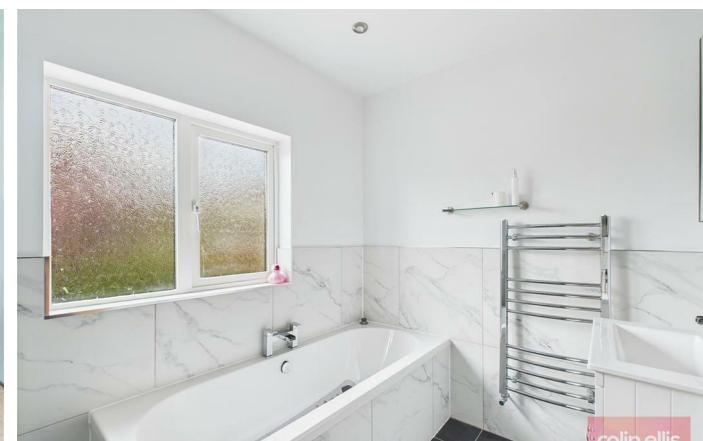
BATHROOM

1.93 x 2.94 (6'3" x 9'7")

BEDROOM

3.79 x 4.32 (12'5" x 14'2")







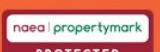
Newlands Park Grove - 18770915

Council Tax Band - C

Tenure - Freehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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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