



## Newby Farm Crescent, Scarborough, YO12 6UW

A spacious and well-maintained five-bedroom detached family home, ideally situated on Newby Farm Crescent, Scarborough. This impressive property offers generous and versatile living accommodation throughout, making it perfect for growing families. The home benefits from an integral garage, off-road parking, and well-presented interiors that have been carefully maintained by the current owners. The spacious layout provides comfortable living and entertaining space with five bedrooms. To the rear, the property enjoys a lovely private garden, providing an ideal space for outdoor dining, relaxation, and family activities. Located within a popular residential area, close to local amenities, schools, and transport links, this attractive detached home offers an excellent opportunity for those seeking space, comfort, and convenience.

Guide Price £440,000

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## ENTRANCE HALL

5.57 x 1.93 (18'3" x 6'3")

## LIVING ROOM

6.18 x 3.36 (20'3" x 11'0")

## DINING ROOM

3.61 x 2.83 (11'10" x 9'3")

## SUN ROOM

3.24 x 2.44 (10'7" x 8'0")

## KITCHEN

3.35 x 5.02 (10'11" x 16'5")

## UTILITY

1.54 x 2.26 (5'0" x 7'4")

## WC

1.89 x 0.78 (6'2" x 2'6")

## BEDROOM

3.70 x 2.70 (12'1" x 8'10")

## EN-SUITE

2.04 x 1.68 (6'8" x 5'6")

## BEDROOM

3.29 x 2.89 (10'9" x 9'5")

## BATHROOM

2.04 x 1.68 (6'8" x 5'6")

## OFFICE

2.61 x 1.96 (8'6" x 6'5")

## BEDROOM

2.21 x 4.98 (7'3" x 16'4")

## BEDROOM

4.93 x 2.17 (16'2" x 7'1")





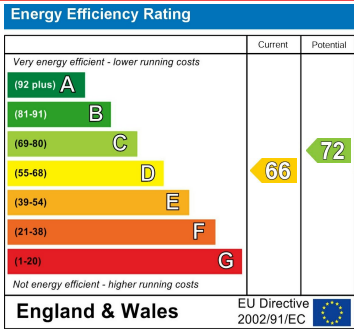


Approximate total area<sup>(1)</sup>  
 1436 ft<sup>2</sup>  
 133.1 m<sup>2</sup>

(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

**Newby Farm Crescent - 18819537**  
**Council Tax Band - E**  
**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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