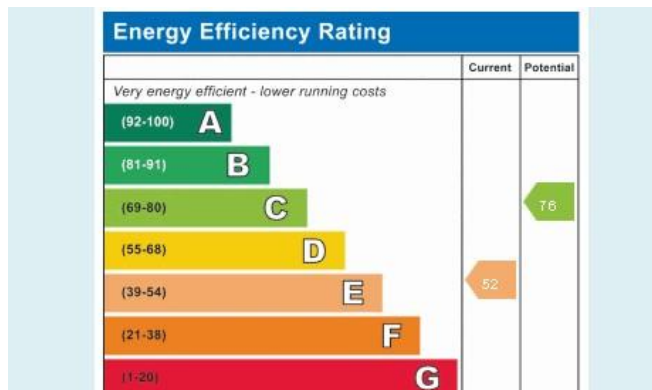




TOTAL FLOOR AREA: 647 sq ft. (60.1 sq.m.) approx.  
These plans are for information only and do not constitute an offer of any property. The plans are for general guidance purposes only and should be used as a guide only. The actual layout and specifications may vary from those shown and no guarantee is made with respect to them.



**Tipple Underwood**  
Estate Agents

**£150,000**  
11 LINDEN ROAD, NEWBY, SCARBOROUGH, YO12 5SN

- Three Bedrooms
- Newby Location
- Low Maintenance Gardens
- Off street Parking

SITUATED IN THIS POPULAR LOCATION IS THIS THREE BEDROOM SEMI DETACHED HOUSE WITH PATIO GARDEN AND OFF STREET PARKING. WELL REGARDED PRIMARY AND SECONDARY SCHOOLS CLOSE BY AND ALL OF NEWBY'S AMENITIES, MAKING THIS A GREAT PROPERTY FOR AN ARRAY OF BUYERS.



**TIPPLE UNDERWOOD ESTATE AGENTS**  
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

**CONTACT**  
www.tippleunderwood.co.uk  
01723 350299  
mail@tippleunderwood.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





## **GROUND FLOOR**

ENTRANCE HALL

LOUNGE  
14' 1" x 12' (4.29m x 3.66m) into bay

KITCHEN  
14' 1" x 8' 9" (4.29m x 2.67m) max

BATHROOM  
8' 9" x 5' 6" (2.67m x 1.68m)

## **FIRST FLOOR**

LANDING

BEDROOM  
12' 2" x 10' (3.71m x 3.05m)

BEDROOM  
10' 6" x 8' 8" (3.2m x 2.64m)

BEDROOM  
6' 9" x 6' 2" (2.06m x 1.88m)

## **OUTSIDE**

GARDEN

## **Property Description**

The property when briefly described comprises entrance hall, bay fronted lounge, extended kitchen and bathroom to the ground floor. On the first floor are three bedrooms. Gated off street parking with low maintenance garden to the front and low maintenance rear garden.

