



**£410,000**

16 LADY EDITHS AVENUE, NEWBY, SCARBOROUGH, YO12 5RB

- Detached House
- Superb Extension
- Popular North Side Location
- Garage And Gardens

A STUNNING THREE BEDROOM DETACHED FAMILY HOME WHICH HAS BEEN UPDATED AND PRESENTED TO A SUPERB STANDARD THROUGHOUT. EXTENDED TO THE REAR TO PROVIDE A FANTASTIC OPEN PLAN LIVING DINING KITCHEN, SITUATED ON A CORNER PLOT WITH BEAUTIFUL PRIVATE GARDENS, ON A VERY POPULAR STREET.



**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.



TOTAL FLOOR AREA : 1513 sq.ft. (140.6 sq.m.) approx.  
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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## Property Description

The property when briefly described comprises, entrance lobby, hallway, bay fronted lounge, further reception room to the side with conservatory off, open plan living kitchen diner, cloakroom/wc and utility porch to the ground floor. Extra features of the ground floor include solid oak flooring, two wood burning stoves and bi-fold doors to the extension. On the first floor are three well-appointed bedrooms, family bathroom and further shower room. The well-presented gardens, are well shielded by beech hedging, mainly laid to lawn with stocked beds and borders, composite decking, timber summer house and shed. Block paved driveway leads to the detached garage.



### GROUND FLOOR

- LOBBY
- HALLWAY
- LOUNGE  
12' x 14' 5" (3.66m x 4.39m) into bay
- LIVING ROOM  
13' 9" x 10' 9" (4.19m x 3.28m)
- LIVING/KITCHEN/DINER  
32' 2" x 12' 7" (9.8m x 3.84m) max
- CONSERVATORY  
13' 7" x 6' 6" (4.14m x 1.98m)

- CLOAKROOM
- UTILITY/PORCH

### FIRST FLOOR

- LANDING
- BEDROOM  
13' 9" x 10' 9" (4.19m x 3.28m)
- BEDROOM  
14' 8" x 12' 1" (4.47m x 3.68m) into bay
- BEDROOM  
9' 8" x 6' 10" (2.95m x 2.08m)

- BATHROOM
- SHOWER ROOM

### OUTSIDE

- GARDENS
- GARAGE