



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



**OFFERS IN EXCESS OF £280,000**

3 NEWLANDS PARK DRIVE, SCARBOROUGH, YO12 6DW

- Tastefully Modernised
- Three Bedrooms
- Gardens To Two Sides
- Sought After Location

A STUNNING EXAMPLE OF THIS TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE IN THE SOUGHT AFTER NEWLANDS LOCATION OF SCARBOROUGH. UPGRADED AND MODERNISED THROUGHOUT BY THE CURRENT OWNERS, OFFERING A BEAUTIFUL MODERN FAMILY HOME WITH GENEROUS GARDENS IN A LOVELY LOCATION CLOSE TO ALL OF THE NORTH BAY'S ATTRACTIONS AND PEASHOLM PARK.



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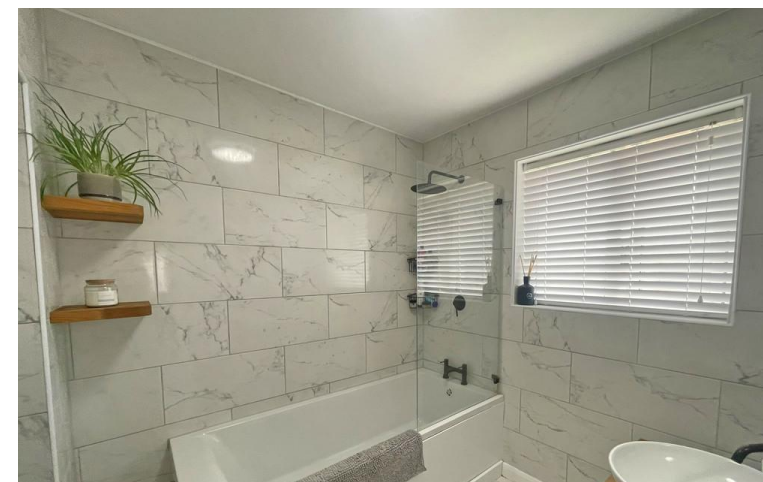
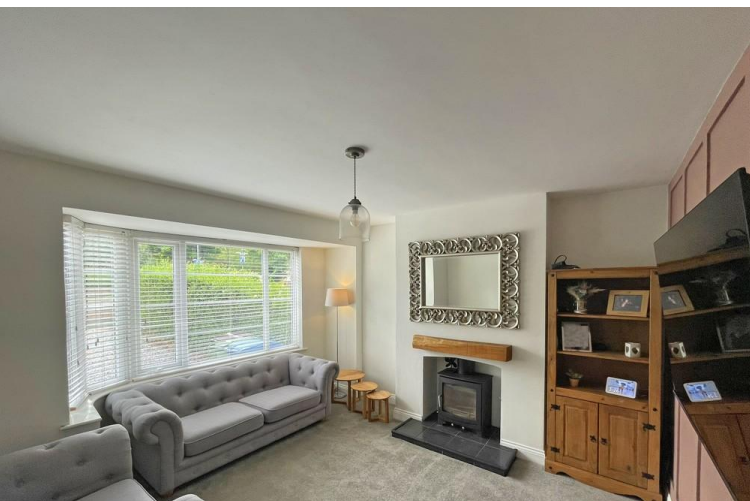
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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 hall, bay fronted lounge with wood burning stove, rear open place kitchen diner and utility room to the ground floor. On the first-floor area three well-appointed bedrooms, modern family bathroom and separate w/c. Situated on a corner plot with enclosed gardens to two sides and gated off street parking for at least two vehicles.



### GROUND FLOOR

ENTRANCE HALL

LOUNGE  
14' x 12' 10" (4.27m x 3.91m)

KITCHEN  
13' 5" x 11' 9" (4.09m x 3.58m)

DINING ROOM  
9' 7" x 8' 2" (2.92m x 2.49m)

UTILITY ROOM  
7' x 4' 3" (2.13m x 1.3m)

### FIRST FLOOR

LANDING

BEDROOM  
14' x 12' 10" (4.27m x 3.91m)

BEDROOM  
13' 5" x 11' 9" (4.09m x 3.58m)

BEDROOM  
7' 9" x 7' 5" (2.36m x 2.26m)

BATHROOM

WC

### OUTSIDE

GARDENS

DRIVEWAY