



TOTAL FLOOR AREA: 752 sq. ft. (69.9 sq. m.) approx.
MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE PURPOSES ONLY. ALL MEASUREMENTS ARE APPROXIMATE AND FOR GENERAL GUIDANCE PURPOSES ONLY. THE AGENT'S RESPONSIBILITY IS TO CHECK THE MEASUREMENTS AND TO PROVIDE AN ACCURATE ESTIMATE OF THE TOTAL FLOOR AREA. THE AGENT'S RESPONSIBILITY IS NOT TO GUARANTEE THE ACCURACY OF THE MEASUREMENTS. THE AGENT'S RESPONSIBILITY IS NOT TO GUARANTEE THE ACCURACY OF THE MEASUREMENTS. THE AGENT'S RESPONSIBILITY IS NOT TO GUARANTEE THE ACCURACY OF THE MEASUREMENTS.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£160,000

10 MOORSIDE, NEWBY, SCARBOROUGH, YO12 5SJ

- Recently Upgraded And Modernised
- Cul De Sac Location
- Two Bedrooms
- Gardens And Conservatory

RECENTLY RENOVATED AND UPGRADED TO A SUPERB STANDARD THROUGHOUT. SITUATED AT THE END OF A QUIET CUL DE SAC IN THE POPULAR NORTH SIDE AREA OF NEWBY IS THIS TWO BEDROOM SEMI DETACHED HOUSE WITH CONSERVATORY AND LANDSCAPED GARDENS.



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

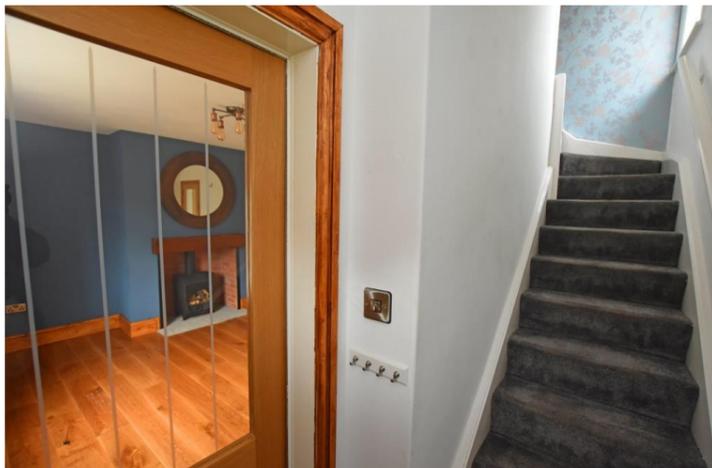
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



Property Description

This well-presented property when briefly described comprises entrance hall, front facing lounge, rear facing kitchen diner and conservatory to the ground floor. On the first floor are two double bedroom and bathroom. Rear enclosed garden with recently upgraded stone flagged patio and pathways, raised flower beds, lawn and timber shed. Low maintenance fore garden with boundary fencing.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
14' 1" x 11' 10" (4.29m x 3.61m)

KITCHEN
17' 1" x 7' 10" (5.21m x 2.39m)

CONSERVATORY
9' 2" x 8' 6" (2.79m x 2.59m)

FIRST FLOOR

LANDING

BEDROOM
17' 1" x 9' 10" (5.21m x 3m) max

BEDROOM
9' 10" x 8' 10" (3m x 2.69m)

BATHROOM
7' 10" x 6' 11" (2.39m x 2.11m)

OUTSIDE

GARDENS