



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**£179,950**

51 THE UPLANDS, NEWBY, SCARBOROUGH, YO12 5HU

- Three Bedrooms
- Semi Detached House
- Perfect Blank Canvas
- Front And Rear Gardens

A SUPERB BLANK CANVAS FOR SOMEONE TO WALK IN AND CREATE A LOVELY PROPERTY IN A WELL-REGARDED AREA. SITUATED IN THE POPULAR NORTH SIDE AREA OF NEWBY IS THIS THREE BEDROOM SEMI DETACHED HOUSE, WHICH IS PRICED TO REFLECT THE UPGRADES THAT ARE POSSIBLY REQUIRED, THIS HOME IS PERFECTLY FUNCTIONAL AS IT IS BUT COULD BE TRANSFORMED TO MORE MODERN STANDARDS.



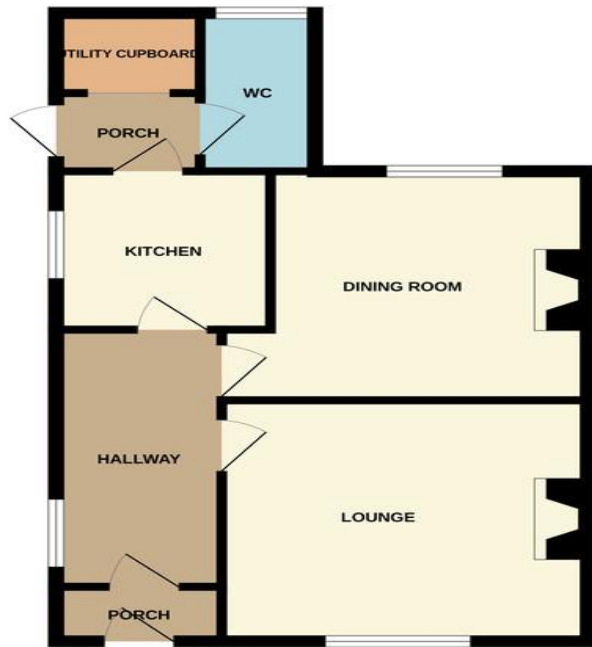
TIPPLE UNDERWOOD ESTATE AGENTS  
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

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

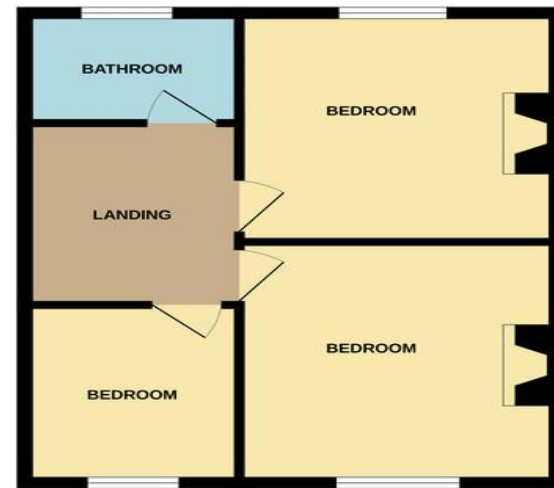
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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



GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.

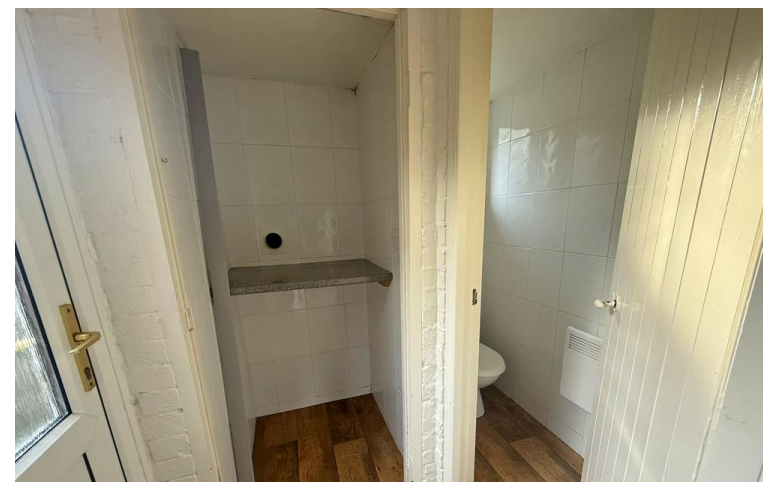


TOTAL FLOOR AREA : 932 sq.ft. (86.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
Made with Metropix ©2024



### Property Description

The house when briefly described comprises entrance hall, front facing lounge, rear facing dining room, kitchen, utility space and w/c to the ground floor. On the first floor are three well-appointed bedrooms and bathroom. Gardens to the front and rear, at the rear of the property is a timber shed, to the front of the property there is already a dropped curb to create off street parking.



### GROUND FLOOR

- ENTRANCE HALL
- LOUNGE  
13' 3" x 11' 10" (4.04m x 3.61m)
- DINING ROOM  
11' 6" x 11' 3" (3.51m x 3.43m)
- KITCHEN  
7' 9" x 7' 6" (2.36m x 2.29m)
- UTILITY HALL
- WC

### FIRST FLOOR

- LANDING
- BEDROOM  
11' 10" x 11' 8" (3.61m x 3.56m)
- BEDROOM  
11' 8" x 11' 2" (3.56m x 3.4m)
- BEDROOM  
8' 9" x 7' 6" (2.67m x 2.29m)
- BATHROOM  
7' 5" x 5' 5" (2.26m x 1.65m)

### OUTSIDE

- GARDENS