

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£110,000

87 DANES DYKE, NEWBY, SCARBOROUGH, YO12 6UG

- First Floor
- Two Bedrooms
- 70% Shared Ownership
- Over 55's

A WELL PRESENTED TWO BEDROOM FIRST FLOOR OVER 55'S APARTMENT ON A 70% SHARED OWNERSHIP WITH THE JOSEPH ROWNTREE TRUST. UPGRADED AND MODERNISED TO A GOOD STANDARD WITH CONTEMPORARY KITCHEN, MODERN SHOWER ROOM AND ATTRACTIVE DECOR.



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: 628 sq.ft. (58.3 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 is situated in the well regarded area of Newby, with its wealth of amenities close to hand including doctors, chemist, dentist and supermarket and on a good bus route. The property when briefly described comprises, entrance hall with external storage cupboard, large walk in storage area, front facing living room, modern kitchen, two well appointed bedrooms and modern shower room. The complex has communal maintained gardens and private parking.



GROUND FLOOR

ENTRANCE HALL

FIRST FLOOR

HALLWAY

STORAGE
8' 7" x 3' 3" (2.62m x 0.99m)

LOUNGE
13' 3" x 12' 6" (4.04m x 3.81m)

KITCHEN
12' 5" x 4' 9" (3.78m x 1.45m)

BEDROOM
11' 7" x 10' 5" (3.53m x 3.18m)

BEDROOM
8' 7" x 7' (2.62m x 2.13m)

SHOWER ROOM
10' 0" x 4' 7" (3.05m x 1.4m)

OUTSIDE

PARKING

COMMUNAL GARDENS