



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



£340,000

7 RED SCAR LANE, NEWBY, SCARBOROUGH, YO12 5RH

- Extended Property
- Stunning Master Suite
- Three Double Bedrooms
- Garage And Office

SITUATED IN THIS ENVIABLE LOCATION WITH A SUPERB CONTEMPORARY EXTENSION TO THE REAR ALSO A FANTASTIC MASTER SUITE LOFT CONVERSION WITH COUNTRYSIDE VIEWS. A TRADITIONAL SEMI-DETACHED HOUSE WITH A BEAUTIFUL CONTEMPORARY ADDITION, GARDEN OFFICE, LOW MAINTENANCE GROUNDS AND WELL-APPOINTED GARAGE ALL IN THE CONVENIENT NEWBY LOCATION WITH ITS WEALTH OF AMENITIES CLOSE TO HAND INCLUDING WELL REGARDED SCHOOLS, SUPERMARKET, BARS, CHEMIST, DOCTORS AND DENTIST.



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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: 1529 sq.ft. (142.0 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, w/c, front facing lounge, and a dramatic, extended open plan living kitchen/diner. On the first floor are two double bedrooms and bathroom with the master suite including shower room to the floor above. Externally are low maintenance gardens large garage, off street parking and a great garden office.



GROUND FLOOR

ENTRANCE HALL

WC

LOUNGE

11' 4" x 10' 6" (3.45m x 3.2m)

LIVING/KITCHEN/DINER

24' 11" x 20' 4" (7.59m x 6.2m)

FIRST FLOOR

LANDING

BEDROOM

13' 10" x 9' 6" (4.22m x 2.9m)

BEDROOM

11' 3" x 10' 8" (3.43m x 3.25m)

BATHROOM

SECOND FLOOR

MASTER BEDROOM

22' 1" x 16' 5" (6.73m x 5m) max

ENSUITE

OUTSIDE

GARDENS

GARAGE

OFFICE

UTILITY ROOM