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34 Newlands Park Grove, Scarborough

Guide Price £260,000



34 Newlands Park Grove

Scarborough, Scarborough

- SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME
- IN IMMACULATE DECORATIVE ORDER THROUGHOUT
- MODERN BREAKFAST KITCHEN/DINER & CONSERVATORY
- MASTER BEDROOM WITH EN-SUITE WC
- WELL PRESENTED GARDENS WITH OUTDOOR BAR SHED
- OFF-STREET PARKING AND GARAGE
- SOUGHT AFTER NEWLANDS LOCATION

We are delighted to present this spacious three bedroom semi-detached family home, situated in the highly sought after Newlands area and offered in immaculate decorative order throughout.

The welcoming entrance hall provides access to the first floor, while the bay fronted lounge, complete with a charming log burner, creates a warm and inviting space ideal for relaxing evenings. The heart of the home is the modern breakfast kitchen/diner, boasting integrated appliances and ample space for family meals, which opens seamlessly into a light and airy conservatory, perfect for entertaining or unwinding. Upstairs, the master bedroom benefits from its own en-suite wc, complemented by two further bedrooms and a house bathroom, providing flexible accommodation for families or those working from home. The property has the additional benefit of a well-presented garden to the rear with an outdoor shed currently arranged as an outdoor bar, off-street parking and a garage. This home offers excellent convenience in a prime location, within easy reach of popular local amenities and schools. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E





GROUND FLOOR

Entrance Hallway

11' 10" x 5' 11" (3.60m x 1.80m)

Lounge

14' 1" x 13' 9" (4.30m x 4.20m)

Breakfast Kitchen/Diner

20' 4" x 9' 10" (6.20m x 3.00m)

Conservatory

10' 6" x 9' 2" (3.20m x 2.80m)

FIRST FLOOR

Master Bedroom with En-Suite WC

14' 1" x 13' 9" (4.30m x 4.20m)

Bedroom Two

11' 6" x 9' 10" (3.50m x 3.00m)

Bedroom Three

8' 10" x 5' 11" (2.70m x 1.80m)

House Bathroom

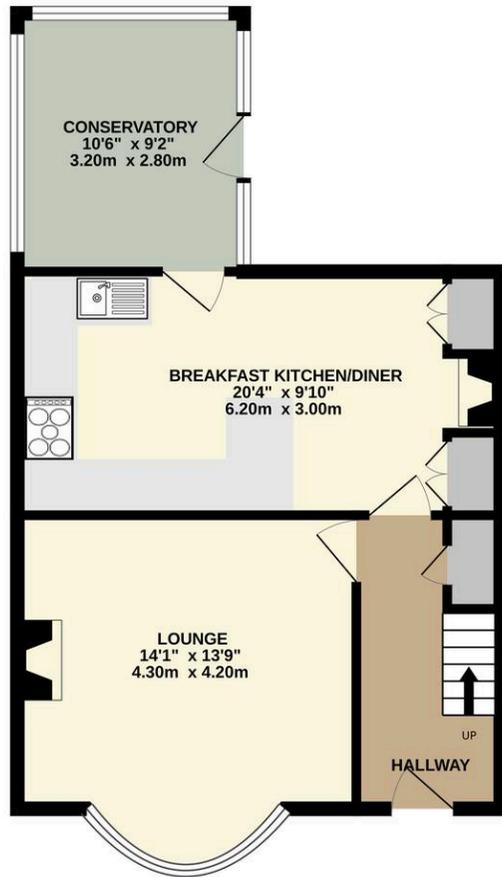
7' 10" x 6' 3" (2.40m x 1.90m)

HMRC

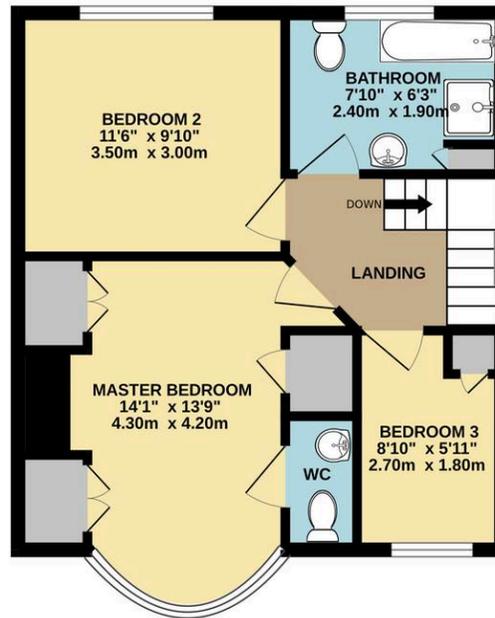
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 956 sq.ft. (88.9 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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