

# NEWLANDS PARK AVENUE NEWLANDS YO12 6PY

£155,000



A popular Northside location convenient for local schools, shops, Golf Course and North Bay. This well-proportioned three bedroomed, terraced house will appeal to families and couples alike, offering well laid out accommodation which comprises tasteful hallway, good sized bay fronted lounge with feature stone effect fireplace with remotely controlled fire, opening leading to dining room with patio doors to the rear. The fitted kitchen has gloss white units with door to rear garden. On the first floor are three bedrooms, the main one being particularly spacious. The bathroom has a three-piece period style suite with shower over. Outside is a forecourted front with paving and mature shrub borders with a paved rear with borders, rear pedestrian access and larger than average single garage accessed via rear lane. The property also benefits from gas central heating, double glazing and offers no onward chain. Early viewing recommended.



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property services





#### LOCATION

From Scarborough Railway Station, proceed down Northway onto Columbus Ravine, turn left up Dean Road, right over Glen Bridge. Just before Newlands shops turn right onto Cleveland Avenue, then left onto Newlands Park Avenue.

#### ENTRANCE

Sealed unit double glazed front door with coloured and leaded glass with arched side panels leading to hallway.

#### HALLWAY

Wall light points, dado rail, radiator, understairs cupboard.

#### LOUNGE

15'3" x 11'8" [4.65m x 3.56m]

Feature stone effect fireplace with inset living flame gas fire, alcoves, T.V point, double radiator with thermostatic valve, uPVC double glazed window with fitted blinds overlooking the front, six panel colonial style door to hallway, opening to dining room.

#### DINING ROOM

12'0" x 8'4" [3.66m x 2.54m]

Fitted alcove cupboards being shelved, double radiator with thermostatic valve, ceiling light, uPVC double glazed sliding patio door to rear, six panel colonial style door to kitchen.



**Newlands Park Avenue, Scarborough**



## KITCHEN

12'3" x 6'1" [3.73m x 1.85m]

Stainless steel sink unit with matching mixer tap, part tiled walls with inset pictorial motif tiles, range of fitted base, wall and drawer units in gloss white with black granite effect work surfaces, electric cooker point, plumbed for automatic washing machine, space for fridge and freezer, ceiling spotlights, laminate floor, uPVC double glazed window and door to rear, part glazed door to hallway.

## RETURN STAIRCASE LEADING TO FIRST FLOOR LANDING

Dado rail, ceiling light, loft access.

## BEDROOM 1

14'9" x 10'8" [4.5m x 3.25m]

Ceiling lights, double radiator, alcoves, uPVC double glazed bay window with fitted blind overlooking the front, six panel colonial style door to landing.

## BEDROOM 2

8'9" x 8'8" [2.67m x 2.64m]

Ceiling light, alcove cupboard housing Baxi dual tech gas boiler providing for radiators and domestic hot water, radiator, uPVC double glazed window overlooking the rear, six panel colonial style door to landing.

## BEDROOM 3

8'1" x 6'4" [2.46m x 1.93m]

Ceiling light, built-in shelved cupboards, radiator, uPVC double glazed window overlooking the front with fitted blind, six panel colonial style door to landing.

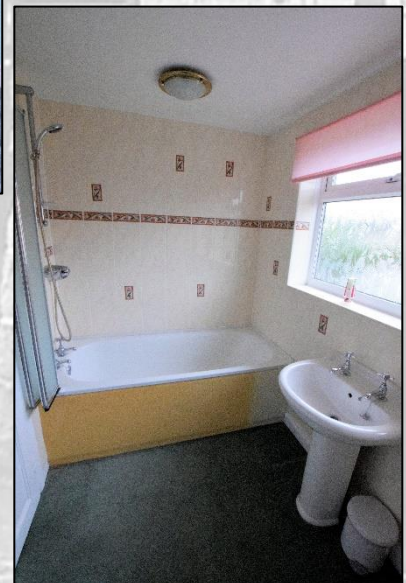
## BATHROOM

Three piece period style suite in white comprising of low flush W.C, hand basin and bath, Trevi shower over, folding shower screen, tiled walls with central borders and inset motif tiles, ceiling light, radiator, mirrored bathroom cabinet, two uPVC double glazed windows with frosted glass overlooking the rear with fitted blinds, door to landing.

## OUTSIDE

To the front is a paved path with feature block paved area, gravelled borders, mature shrubs, low wall and timber fence. To the rear is a block paved patio area with wide gravelled borders, mature shrubs and bushes, enclosed by timber fence, gated rear access, wide lane to the rear giving access to larger than average single garage with rear service window and door.

**EPC RATING: D**



**Property Number - 110595**



01723 363565

49 ABERDEEN WALK  
SCARBOROUGH  
NORTH YORKSHIRE  
YO11 1BD

RESIDENTIAL SALES

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BUSINESS SALES

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DEVELOPMENT LAND

\*

NEW HOMES

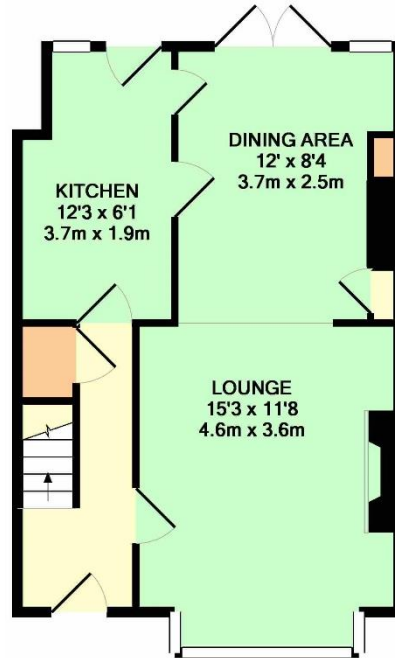
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INDEPENDENT  
MORTGAGE ADVICE

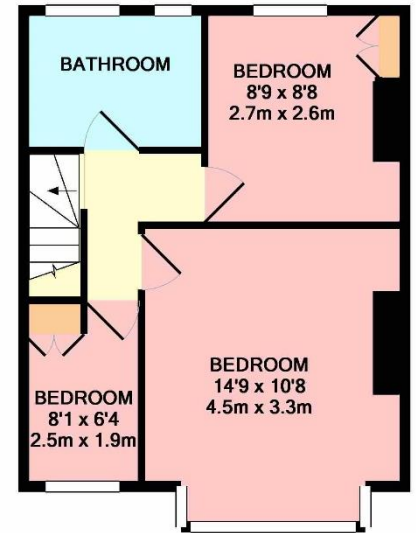
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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