

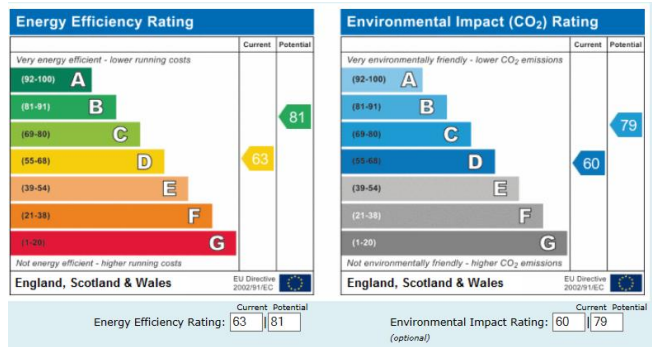


GROUND FLOOR
APPROX. FLOOR
AREA 500 SQ.FT.
(46.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 960 SQ.FT. (89.2 SQ.M.)

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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Tipple Underwood
Estate Agent

£225,000
63 HACKNESS ROAD, NEWBY, SCARBOROUGH, NORTH YORKSHIRE, YO12 5SD

- Three Bedrooms
- Garage And Gardens
- Two Reception Rooms
- North Side Location

A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE IN THE ENVIABLE LOCATION OF NEWBY WITH ITS WELL REGARDED SCHOOLS AND WEALTH OF LOCAL AMENITIES CLOSE TO HAND.



TIPPLE UNDERWOOD ESTATE AGENTS
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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.



Property Description

This well presented property when briefly described comprises entrance hall, bay fronted lounge with wood burning stove, rear facing dining room with patio doors leading out to the rear garden and separate kitchen to the ground floor. To the first floor are three well appointed bedrooms and modern bathroom. Gardens to the front and rear, driveway and detached garage. A fantastic family home in a sought after location.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
15' 4" x 11' 10" (4.67m x 3.61m) Into Bay.

DINING ROOM
13' 0" x 11' 10" (3.96m x 3.61m)

KITCHEN
13' 4" x 7' 8" (4.06m x 2.34m) Max

FIRST FLOOR

LANDING

BEDROOM
13' x 11' 8" (3.96m x 3.56m)

BEDROOM
13' x 10' (3.96m x 3.05m)

BEDROOM
9' 6" x 6' 7" (2.9m x 2.01m)

BATHROOM
7' 2" x 7' (2.18m x 2.13m)

OUTSIDE

GARDEN

GARAGE