



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



£95,000

45 DANES DYKE, NEWBY, SCARBOROUGH, YO12 6JG

- First Floor
- Two Bedrooms
- Modernised Throughout
- Sought After Location

LOCATED WITHIN THE HIGHLY SOUGHT-AFTER NORTH SIDE AREA OF NEWBY, A FIRST FLOOR TWO BEDROOM PURPOSE BUILT FLAT. 70% SHARED OWNERSHIP WITH JOSEPH ROWNTREE TRUST, RECENTLY UPDATED WITH MODERN KITCHEN, GAS CENTRAL HEATING AND DECOR, PERFECT TO MOVE STRAIGHT IN.

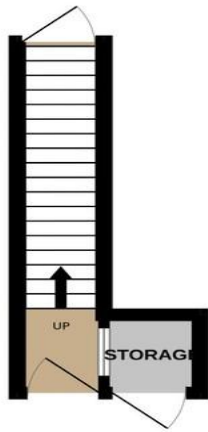


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
60 sq. ft. (5.5 sq. m.) approx.



1ST FLOOR
607 sq. ft. (56.4 sq. m.) approx.



TOTAL FLOOR AREA: 667 sq. ft. (61.9 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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Property Description

This purpose-built first floor, two-bedroom property enjoys a private entrance door on the ground floor with side store, wide staircase to the first-floor hallway with walk-in cupboard, good sized front facing lounge with lovely views over the communal gardens. There are two bedrooms, both overlooking pleasant gardens to the rear and a separate bathroom. There is residence off street parking that works on a first come first served basis.



GROUND FLOOR

ENTRANCE HALL

FIRST FLOOR

LANDING

LOUNGE

13' 3" x 12' 5" (4.04m x 3.78m)

KITCHEN

12' 5" x 5' (3.78m x 1.52m)

BEDROOM

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

BEDROOM

8' 6" x 7' 1" (2.59m x 2.16m)

BATHROOM

10' 9" x 4' 8" (3.28m x 1.42m)

STORAGE

8' 8" x 3' 2" (2.64m x 0.97m)