







£410,000 16 LADY EDITHS AVENUE, NEWBY, SCARBOROUGH, YO12 5RB

- Detached House
- Superb Extension
- Popular North Side Location
- Garage And Gardens

A STUNNING THREE BEDROOM DETACHED FAMILY HOME WHICH HAS BEEN UPDATED AND PRESENTED TO A SUPERB STANDARD THROUGHOUT. EXTENDED TO THE REAR TO PROVIDE A FANTASTIC OPEN PLAN LIVING DINING KITCHEN, SITUATED ON A CORNER PLOT WITH BEAUTIFUL PRIVATE GARDENS, ON A VERY POPULAR STREET.





TIPPLE UNDERWOOD ESTATE AGENTS

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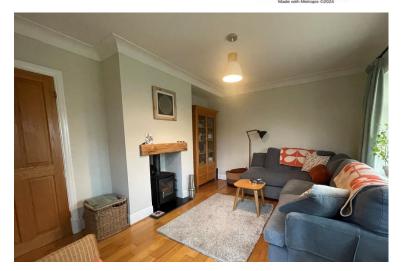
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gents note: whilst every care has been taken to prepare these sales particulars, tinely are or guidance purposes only. All measurements are approximate are for general guidance urposes only and whilst every care has been taken to ensure their accuracy, they should ot be relied upon and potential buyers are advised to recheck the measurements GROUND FLOOR 957 sq.ft. (88.9 sq.m.) approx. 1ST FLOOR 556 sq.ft. (51.6 sq.m.) approx.





Whilst every attempt has been made to ensure the accuracy of the footplan contained here, measurement 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 so if 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 guarant as the property of the proper





Property Description

The property when briefly described comprises, entrance lobby, hallway, bay fronted lounge, further reception room to the side with conservatory off, open plan living kitchen diner, cloakroom/wc and utility porch to the ground floor. Extra features of the ground floor include solid oak flooring, two wood burning stoves and bi-fold doors to the extension. On the first floor are three well-appointed bedrooms, family bathroom and further shower room. The well-presented gardens, are well shielded by beech hedging, mainly laid to lawn with stocked beds and borders, composite decking, timber summer house and shed. Block paved driveway leads to the detached garage.









GROUND FLOOR

LOBBY

HALLWAY

LOUNGE 12' x 14' 5" (3.66m x 4.39m) into bay

LIVING ROOM 13' 9" x 10' 9" (4.19m x 3.28m)

LIVING/KITCHEN/DINER 32' 2" x 12' 7" (9.8m x 3.84m) max

CONSERVATORY 13' 7" x 6' 6" (4.14m x 1.98m)

CLOAKROOM

UTILITY/PORCH

FIRST FLOOR

LANDING

BEDROOM 13' 9" x 10' 9" (4.19m x 3.28m)

BEDROOM 14' 8" x 12' 1" (4.47m x 3.68m) into bay

BEDROOM 9' 8" x 6' 10" (2.95m x 2.08m)

BATHROOM

SHOWER ROOM

OUTSIDE

GARDENS

GARAGE