



**£260,000**

18 THE CLOSE, NEWBY, SCARBOROUGH, YO12 6EG

- Cul De Sac Location
- Well Presented Throughout
- Open Plan Kitchen Diner
- Gardens And Parking

ON THIS HIGHLY SOUGHT AFTER CUL DE SAC IN THE EVER-POPULAR NORTH SIDE AREA OF NEWBY WE HAVE THIS FORMER THREE BEDROOM SEMI-DETACHED HOUSE. STYLISH AND PRESENTED TO A HIGH STANDARD THROUGHOUT. THE PROPERTY HAS HAD THE MASTER BEDROOM OPEN UP INTO THE THIRD BEDROOM CREATING A LARGER MASTER SUITE WHICH WOULD REVERT BACK TO ITS A FORMER LAYOUT WITH CONSIDERABLE EASE. OPEN PLAN KITCHEN DINER, FANTASTIC LOFT ROOM, BEAUTIFUL GARDENS AND OFF-STREET PARKING THIS WILL MAKE A LOVELY HOME.



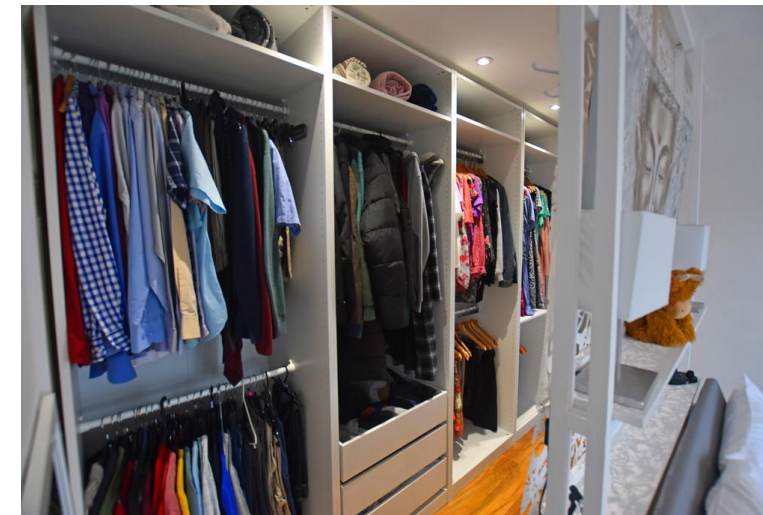
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



TOTAL FLOOR AREA : 1035 sq.ft. (96.1 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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**GROUND FLOOR**

- ENTRANCE HALL
- LOUNGE  
13' 3" x 11' 7" (4.04m x 3.53m)
- KITCHEN/DINER  
18' 8" x 9' 5" (5.69m x 2.87m)

**FIRST FLOOR**

- LANDING
- MASTER BEDROOM  
14' 10" x 11' (4.52m x 3.35m)
- BEDROOM 3/DRESSING ROOM  
8' 4" x 7' 5" (2.54m x 2.26m)

- BEDROOM  
10' 5" x 9' 6" (3.18m x 2.9m)

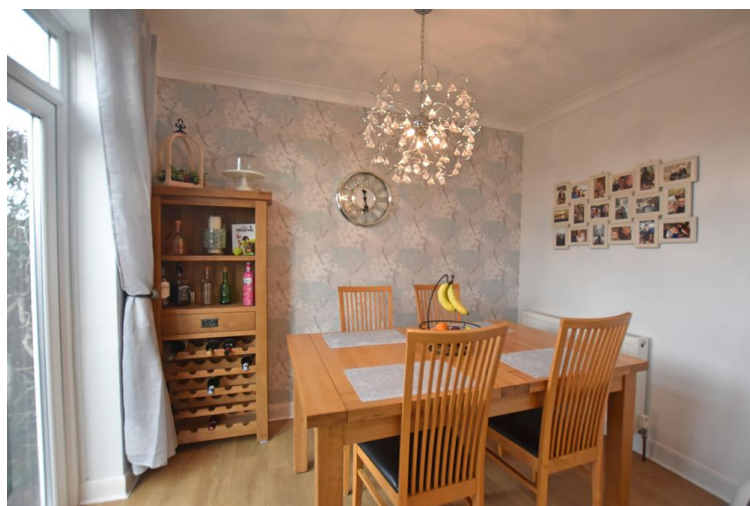
- BATHROOM

**SECOND FLOOR**

- LOFT ROOM  
18' 5" x 13' 6" (5.61m x 4.11m) max

**OUTSIDE**

- GARDENS
- SUMMER HOUSE
- PARKING



**Property Description**

The property when briefly described comprises, entrance hall, bay fronted lounge, rear facing open plan kitchen diner, master suite to the front open to the third bedroom creating a lovely dressing area, rear facing further double bedroom, four-piece bathroom suite, boarded loft room, enclosed rear garden with timber summer house, and generous off-street parking to the front.

