



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£325,000

30 KINGSWAY, NEWBY, SCARBOROUGH, YO12 6SG

- Modernised And Upgraded Throughout
- Extended Open Plan Kitchen Diner
- Three Bedrooms

NOT YOUR AVERAGE THREE BEDROOM SEMI DETACHED HOUSE, THIS AMAZING PROPERTY ONLY GETS BETTER THE MORE YOU SEE IT. RECENTLY UNDERGONE A VAST SCHEME OF IMPROVEMENT, WITH AN EXTENDED OPEN PLAN KITCHEN DINING ROOM, SEPARATE BAY FRONTED LOUNGE, THREE BEAUTIFUL BEDROOMS, OPULENT BATHROOM, LOW

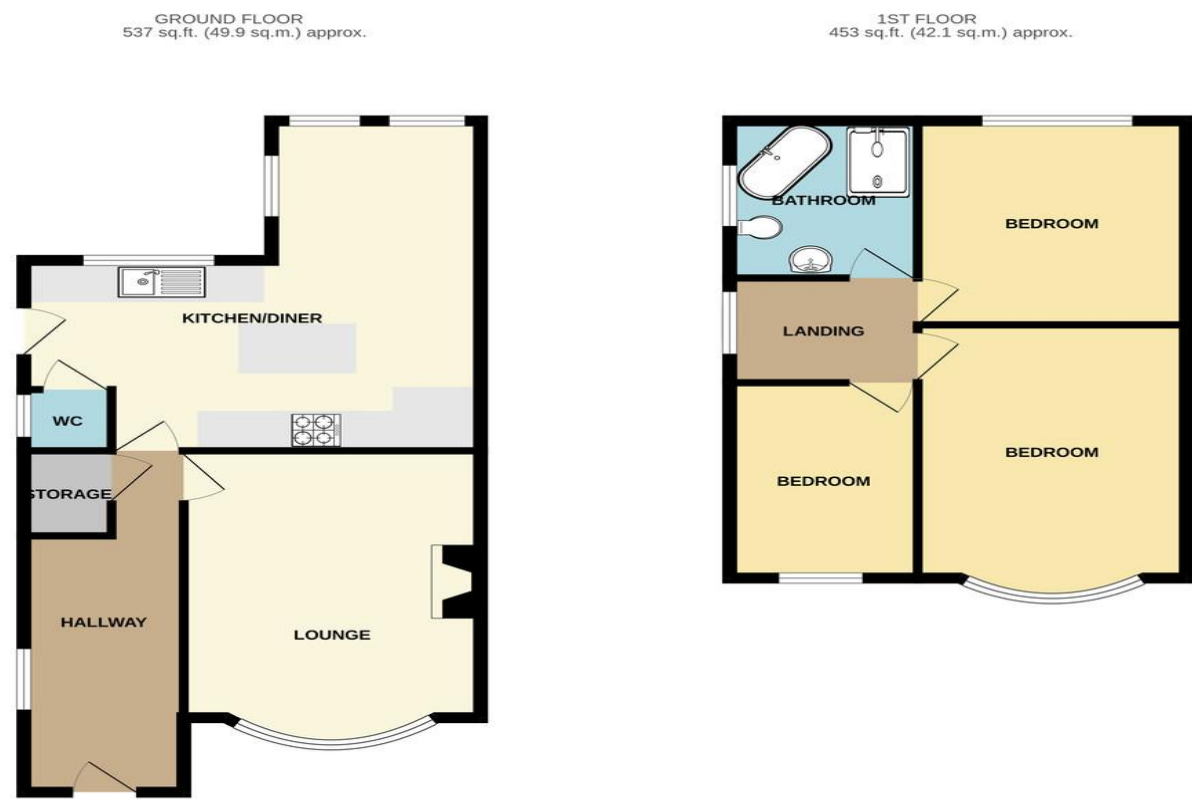


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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TOTAL FLOOR AREA: 990 sq.ft. (92.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 property truly needs to be viewed to be appreciated, and comprises in brief, extended entrance hall, bay fronted lounge, light and airy open plan L shaped kitchen diner and w/c to the ground floor. On the first floor are three bedrooms and a stunning bathroom. Externally is stone flagged driveway and parking, raised planters, low maintenance garden and a stunning snug studio room created from the former garage.



GROUND FLOOR

ENTRANCE HALL

LOUNGE

16' 9" x 11' 9" (5.11m x 3.58m) into bay

KITCHEN/DINER

18' 0" x 18' 0" (5.49m x 5.49m) L shaped Max

WC

FIRST FLOOR

LANDING

BEDROOM

16' 7" x 11' 4" (5.05m x 3.45m)

BEDROOM

11' 2" x 10' 10" (3.4m x 3.3m)

BEDROOM

10' 4" x 7' 10" (3.15m x 2.39m)

BATHROOM

OUTSIDE

HOME STUDIO/SNUG

GARDENS