



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		





**£230,000**

33 THE GREEN, NEWBY, SCARBOROUGH, YO12 5JA

- Semi-Detached House
- Three Bedrooms Plus Loft Room
- Open Plan Kitchen Diner
- Gardens And Parking

A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE IN THIS EVER POPULAR LOCATION CLOSE TO ALL OF NEWBY'S AMENITIES. ADDITIONAL UTILITY ROOM AND CLOAKROOM TO THE GROUND FLOOR ALSO A USEFUL LOFT ROOM, ACCESSED VIA A SPACE SAVING STAIRCASE.



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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

The property when briefly described comprises, covered porch, hallway, front facing lounge, open plan kitchen diner to the rear, utility room and cloakroom to the ground floor. On the first floor are three well appointed bedrooms and a family bathroom. Space saving staircase leads to the useful loft room on the floor above. enclosed garden to the rear mainly laid to lawn with paved patio seating area, front garden mainly laid to lawn with driveway for two cars.



### GROUND FLOOR

PORCH

ENTRANCE HALL

LOUNGE  
13' 3" x 11' 10" (4.04m x 3.61m)

KITCHEN/DINER  
19' 7" x 11' 10" (5.97m x 3.61m) max

UTILITY ROOM  
6' 3" x 5' 9" (1.91m x 1.75m)

CLOAKROOM  
5' 8" x 4' 8" (1.73m x 1.42m)

### FIRST FLOOR

LANDING

BEDROOM  
11' 10" x 11' 7" (3.61m x 3.53m)

BEDROOM  
11' 7" x 8' 2" (3.53m x 2.49m)

BEDROOM  
8' 10" x 7' 9" (2.69m x 2.36m)

BATHROOM  
7' 8" x 5' 4" (2.34m x 1.63m)

### SECOND FLOOR

LOFT ROOM  
18' 4" x 11' 9" (5.59m x 3.58m) max

### OUTSIDE

GARDENS

PARKING