



£289,950

16 THROXENBY LANE, NEWBY, SCARBOROUGH, YO12 5HW

- Semi-Detached House
- Three Bedrooms
- Extended Ground Floor
- Garage And Gardens

LOCATED ON THE LOWER PART OF THROXENBY LANE WITH LOVELY GARDENS, CONVENIENT FOR ALL OF THE AMENITIES NEWBY OFFERS. THIS EXTENDED THREE BEDROOM SEMI DETACHED HOUSE IS PRESENTED TO A LOVELY STANDARD THROUGHOUT WITH CHARM AND CHARACTER A GREAT LAYOUT ON A LOVELY PLOT.



TIPPLE UNDERWOOD ESTATE AGENTS
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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 : 1044 sq.ft. (97.0 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.
Markus with M&M 01904 2025



Property Description

The property when briefly described comprises entrance hall, bay fronted lounge, rear facing dining room, extended breakfast kitchen and ground floor office. On the first floor are three well-appointed bedrooms, bathroom and a separate w/c. Well-presented gardens to the front and rear of the property, separate garage to the rear.



GROUND FLOOR

ENTRANCE HALL

LOUNGE

14' 5" x 11' 8" (4.39m x 3.56m) into bay

DINING ROOM

13' 4" x 10' 8" (4.06m x 3.25m)

KITCHEN/BREAKFAST ROOM

13' 9" x 9' 7" (4.19m x 2.92m)

OFFICE

14' 3" x 6' 5" (4.34m x 1.96m)

FIRST FLOOR

LANDING

BEDROOM

13' 4" x 10' 8" (4.06m x 3.25m)

BEDROOM

11' 10" x 10' 8" (3.61m x 3.25m)

BEDROOM

8' 4" x 6' 5" (2.54m x 1.96m)

BATHROOM

WC

OUTSIDE

GARDENS

GARAGE

16' 2" x 9' 3" (4.93m x 2.82m)