







£305,000 21 NEWLANDS PARK CRESCENT, SCARBOROUGH, YOI2 6DR

- Semi Detached House
- Five Bedrooms
- Two Bathrooms
- Three Reception Rooms

THIS IS JUST FANTASTIC, WHAT A PROPERTY, THERE ISN'T MANY HOUSES THAT HAVE HAD SUCH ATTENTION TO DETAIL SPENT ON THEM TO CREATE A SUPER FAMILY HOME IN THIS EVER-POPULAR LOCATION. WITH BOTH SIDE EXTENSION AND LOFT CONVERSION DONE, NOW OFFERING FIVE BEDROOMS, MASTER WITH A LUXURIOUS EN SUITE, TWO RECEPTION ROOMS AND A SUPERB KITCHEN DINER, INTERNAL WORKSHOP, GARDENS AND OFF-STREET PARKING, WITH THE NORTH BAYS ATTRACTIONS A SHORT WALK AWAY.





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Agents Note: writist every care has been taken to prepare these states particulars, they are for guidance purposes only. All measurements are approximate are 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

21 Newlands Park Crescent, Scarborough, YO12 6DR

GROUND FLOOR 1ST FLOOR
741 sq.1t. (68.9 sq.m.) approx. 630 sq.1t. (58.6 sq.m.) approx.

91" x 85" 2.76m x 2.57m

12'4" x 9'1" 3.75m x 2.76m



LOFT CONVERSION LOFT ROOM 100° x 102° 122° x 102° 3.21m x 3.11m 3.71m x 3.11m

2ND FLOOR 231 sq.ft. (21.5 sq.m.) approx.

TOTAL FLOOR AREA: 1603 sq.ft. (148.9 sq.m.) approx

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other tense are approximate and no responsibility is taken for any error, ornission 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 guarante as to their operating or efficiency can be given.





Property Description

The property when briefly described comprises, entrance hall with glazed banister to the first floor, bay fronted lounge, rear facing sitting room, conservatory, open plan kitchen diner with pantry, side porch, w/c and internal workshop to the ground floor. On the first floor are four bedrooms, master with luxurious four piece en suite and family bathroom. Loft conversion to the floor above. Externally are gardens to the front and rear, outdoor kitchen area to the rear and off street parking to the front.









GROUND FLOOR

ENTRANCE HALL

LOUNGE 12' 9" x 11' 1" (3.89m x 3.38m)

SITTING ROOM 11'3" x 9'8" (3.43m x 2.95m)

CONSERVATORY 9' 9" x 8' 4" (2.97m x 2.54m)

KITCHEN AREA 12' 3" x 8' 5" (3.73m x 2.57m)

DINING AREA 10' 7" x 8' 3" (3.23m x 2.51m)

SIDE PORCH

WC

WORKSHOP 12' 2" x 9' 6" (3.71 m x 2.9 m)

FIRST FLOOR

LANDING

MASTER BEDROOM
11' 2" x 10' 5" (3.4m x 3.18m)
ENSUITE
11' 9" x 7' 5" (3.58m x 2.26m)

BEDROOM 9' 9" x 8' 5" (2.97m x 2.57m)

BEDROOM 9' 9" x 9' 8" (2.97m x 2.95m)

BEDROOM 8' 3" x 6' 2" (2.51m x 1.88m)

BATHROOM 6' x 4' 6" (1.83m x 1.37m)

SECOND FLOOR

LOFT ROOM 12' 2" x 9' 10" (3.71 m x 3 m)

LOFT ROOM 10' 6" x 10' 2" (3.2m x 3.1m)

OUTSIDE

GARDENS

PARKING