



**£175,000**

9 LINDEN ROAD, SCARBOROUGH, YO12 5SN

- Semi-Detached House
- Two Bedrooms
- Updated Throughout
- Parking And Patio Garden

UPDATED AND MODERNISED THROUGHOUT ON THIS POPULAR STREET, IS THIS TWO BEDROOM SEMI DETACHED HOUSE. THE PERFECT STARTER HOME WITH ALL OF NEWBY'S AMENITIES CLOSE TO HAND INCLUDING SCHOOLS SHOPS, CHEMIST, LIBRARY AND DOCTORS.



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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





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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Property Description

The property when briefly described comprises entrance hall, bay fronted lounge, rear facing modern kitchen diner. On the first floor are two well appointed bedrooms and a recently installed bathroom. Off street parking and enclosed patio garden to the rear.



GROUND FLOOR

ENTRANCE HALL  
  
LOUNGE  
14' 1" x 11' 5" (4.3m x 3.5m)  
  
KITCHEN/DINER  
15' 3" x 8' 10" (4.65m x 2.7m)

FIRST FLOOR

LANDING  
  
BEDROOM  
11' 9" x 10' 2" (3.6m x 3.1m)  
  
BEDROOM  
10' 5" x 7' 6" (3.2m x 2.3m)  
  
BATHROOM  
7' 6" x 7' 2" (2.3m x 2.2m)

OUTSIDE

PARKING  
  
PATIO GARDEN