



£215,000

35 GREENSTEAD ROAD, NEWBY, SCARBOROUGH, YO12 6HN

- Semi-Detached House
- Three Bedrooms
- Conservatory
- Garage And Gardens

A GREAT FAMILY HOME IN A POPULAR LOCATION WITH A LONG GARDEN TO THE REAR DRIVEWAY AND GARAGE. OFFERED TO THE MARKET WITH NO ONWARD CHAIN THIS THREE BEDROOM SEMI DETACHED HOUSE, WOULD BENEFIT FROM SOME MILD IMPROVEMENTS BUT IS PERFECTLY LIVABLE AS IS.



**TIPPLE UNDERWOOD ESTATE
AGENTS**

3 Coldyhill Lane, Scarborough, North
Yorkshire, YO12 6SF

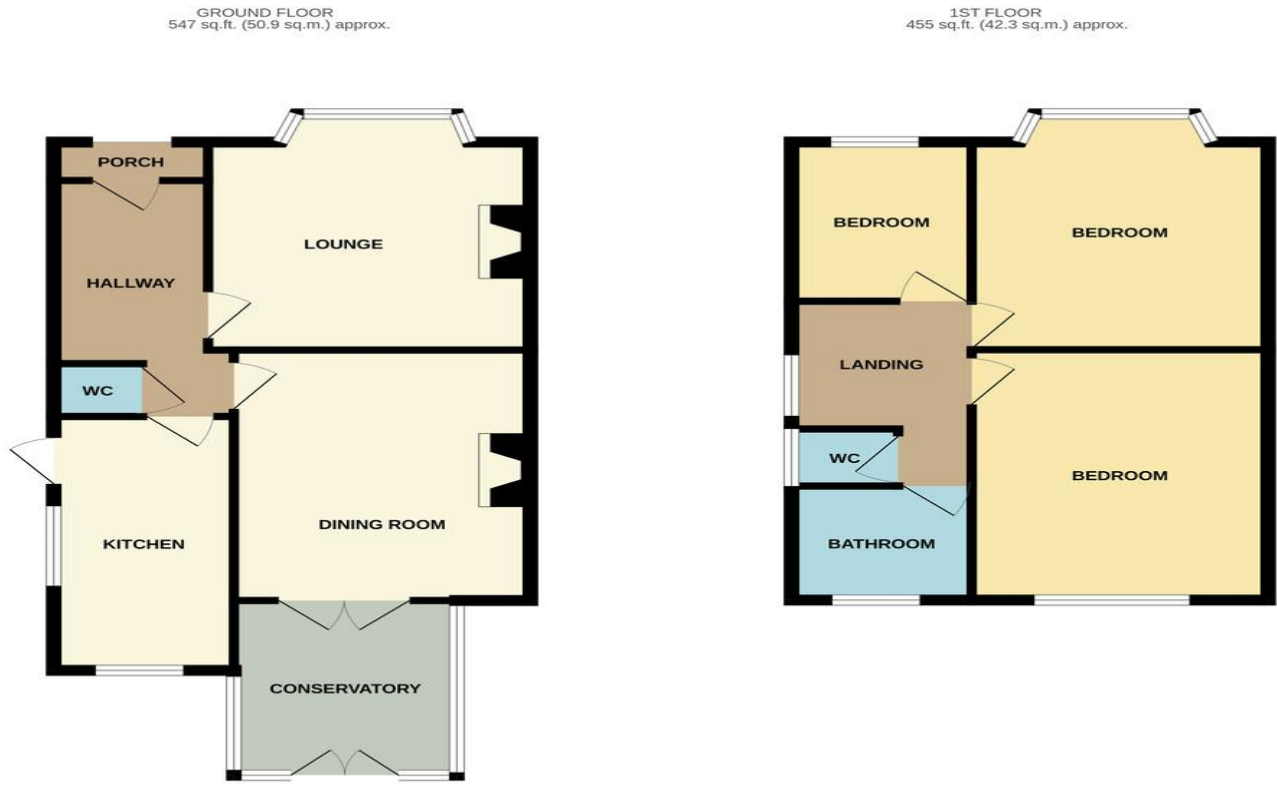
CONTACT

www.tippleunderwood.co.uk

01723 350299

mail@tippleunderwood.co.uk

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



TOTAL FLOOR AREA : 1003 sq. ft. (93.2 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.
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Property Description

The property when briefly described comprises entrance hall, bay fronted lounge, rear facing dining room, conservatory, kitchen and w/c to the ground floor. On the first floor are three well-appointed bedrooms, bathroom and separate w/c. Long gardens to the rear, timber shed greenhouse and summer house. Block paved driveway at the front leading to the garage at the rear.



GROUND FLOOR

HALLWAY

LOUNGE
12' 9" x 12' 2" (3.89m x 3.71m)

DINING ROOM
13' 7" x 11' 2" (4.14m x 3.4m)

CONSERVATORY
9' 6" x 8' 8" (2.9m x 2.64m)

KITCHEN
13' 9" x 6' 9" (4.19m x 2.06m)

WC

FIRST FLOOR

LANDING

BEDROOM
13' 9" x 11' 2" (4.19m x 3.4m)

BEDROOM
13' 2" x 10' 9" (4.01m x 3.28m)

BEDROOM
8' x 7' 3" (2.44m x 2.21m)

BATHROOM

WC

OUTSIDE

GARDENS

GARAGE