





## Tipple Underwood

# **£265,000** I 3 SOUTHLANDS GROVE, NEWBY, SCARBOROUGH, YOI2 5PQ

- Large Level Plot
- Three Bedrooms
- Conservatory
- Driveway And Garage

A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE IN THIS EVER-POPULAR AREA. ON A SUPERB PLOT WITH LARGE, LEVEL REAR GARDEN PRESENTED TO A LOVELY STANDARD. BLOCK PAVED DRIVEWAY, CONSERVATORY AND GARAGE.



#### TIPPLE UNDERWOOD ESTATE AGENTS 3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

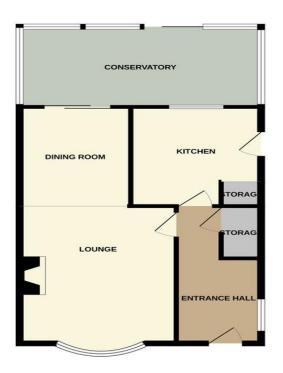
#### CONTACT

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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 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

### 13 Southlands Grove, Newby, Scarborough, YO12 5PQ

## GROUND FLOOR 596 sq.ft. (55.4 sq.m.) approx.





1ST FLOOR 451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sg.ft. (97.3 sg.m.) ap





# **Property Description**

This great example of this traditional property when briefly described comprises entrance hall, bay fronted lounge opening to the dining area at the rear, conservatory spanning the rear and kitchen to the ground floor. On the first floor are three well-appointed bedrooms and modern house bathroom. Beautiful large gardens to the property on a level site mainly laid to lawn, block paved driveway and garage. This is a great example of these popular properties and needs to be viewed to be appreciated.









### **GROUND FLOOR**

ENTRANCE HALL

LOUNGE 16'6" x 11'9" (5.03m x 3.58m)

10' 4" x 8' 4" (3.15m x 2.54m)

9' 10" x 9' 9" (3m x 2.97m)

18' 5" x 8' 4" (5.61m x 2.54m)

16' x 11' 4" (4.88m x 3.45m)

11' 2" x 11' (3.4m x 3.35m)

10' 4" x 7' 2" (3.15m x 2.18m)

8' 4" x 7' 5" (2.54m x 2.26m)

DINING ROOM

CONSERVATORY

FIRST FLOOR

LANDING

BEDROOM

BEDROOM

BEDROOM

BATHROOM

OUTSIDE

GARAGE

GARDENS

KITCHEN