



**£265,000**

13 SOUTHLANDS GROVE, NEWBY, SCARBOROUGH, YO12 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.



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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





TOTAL FLOOR AREA: 1047 sq.ft. (97.3 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

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)

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

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

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

### FIRST FLOOR

LANDING

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

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

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

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

### OUTSIDE

GARAGE

GARDENS