

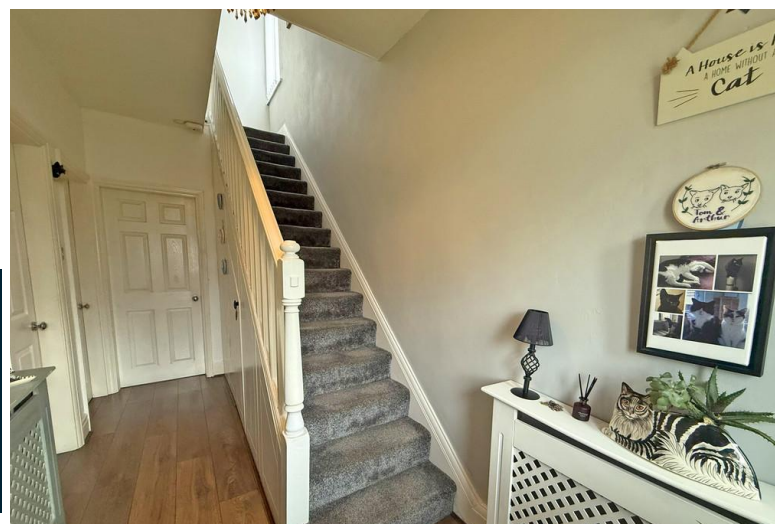
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



OFFERS IN EXCESS OF £308,000
29 WEST PARK AVENUE, NEWBY, SCARBOROUGH, YO12 6HH

- Detached House
- Three Bedrooms
- Extension Potential
- Large Plot

SITUATED ON A POPULAR STREET IN THE SOUGHT-AFTER NORTH SIDE LOCATION OF NEWBY. THIS BEAUTIFULLY MAINTAINED THREE BEDROOM DETACHED FAMILY HOUSE SITS ON A LARGE PLOT WITH EXTENSIVE GARDEN TO THE REAR WITH PLANNING PERMISSION FOR EXTENSION TO BOTH THE REAR AND THE LARGE LOFT SPACE.



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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

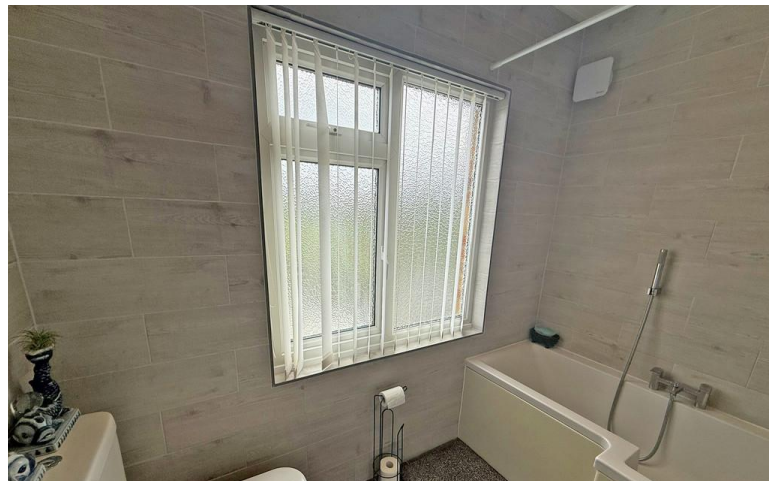


TOTAL FLOOR AREA : 938 sq.ft. (87.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

Presented to a lovely standard throughout, welcoming entrance hall, bay fronted lounge, rear facing dining room, and a large well-presented kitchen to the ground floor. To the first floor are three well-appointed bedrooms and modern house bathroom. The property has planning permission for further extension and conversion. The property sits in large gardens, beautifully tended with garage, two shed and a greenhouse. The property is ideal for families or anyone seeking a peaceful, well-connected location with easy access to local shops, schools, doctors, hospital and transport links.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
12' 6" x 10' 9" (3.81m x 3.28m)

DINING ROOM
11' 9" x 10' 6" (3.58m x 3.2m)

KITCHEN
19' 3" x 7' 10" (5.87m x 2.39m)

FIRST FLOOR

LANDING

BEDROOM
10' 11" x 10' 9" (3.33m x 3.28m)

BEDROOM
11' 11" x 11' 10" (3.63m x 3.61m)

BEDROOM
7' 10" x 7' 10" (2.39m x 2.39m)

BATHROOM

OUTSIDE

GARDENS

GARAGE