



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



£275,000

21 THE PARKWAY, NEWBY, SCARBOROUGH, YO12 5PF

- Extended 4-Bedroom Semi-Detached Family Home
- Sought-After Residential Location In Newby
- Two Generous Reception Rooms

Offered to the market is this beautifully extended and well-presented four-bedroom semi-detached home, located on The Parkway in the ever-popular area of Newby, Scarborough. This is an ideal property for growing families seeking space, convenience, and quality living.



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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.

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TOTAL FLOOR AREA : 1121 sq.ft. (104.1 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 ground floor features a welcoming entrance hall, a spacious bay fronted lounge open to an extended dining room and a modern extended breakfast kitchen – perfect for entertaining or day-to-day family life. There is also a useful ground floor WC. Upstairs, you'll find four well-proportioned bedrooms one with en-suite shower, a modern shower room and separate w/c. Outside, the property boasts a driveway with off-street parking, a detached garage, and a private rear garden with a mix of patio and lawn – ideal for children and pets.



GROUND FLOOR

ENTRANCE HALL

WC

LOUNGE
14' 4" x 11' 9" (4.37m x 3.58m)

DINING ROOM
15' 7" x 8' 2" (4.75m x 2.49m)

KITCHEN/BREAKFAST ROOM
17' 10" x 7' 5" (5.44m x 2.26m) plus recess

FIRST FLOOR

LANDING

BEDROOM
15' 3" x 11' 4" (4.65m x 3.45m)

BEDROOM
11' 3" x 10' 11" (3.43m x 3.33m)

BEDROOM
10' 4" x 7' 7" (3.15m x 2.31m)
ENSUITE

BEDROOM
10' 3" x 7' 0" (3.12m x 2.13m)

BATHROOM

WC

OUTSIDE

GARAGE

GARDENS