





£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.





TIPPLE UNDERWOOD ESTATE AGENTS

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

www.tippleunderwood.co.uk 01723 350299 mail@tippleunderwood.co.uk

Agents vote. Writist every care has been taken to prepare these same banticulars, 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

21 The Parkway, Newby, Scarborough, YO12 5PF

GROUND FLOOR 591 sq.ft. (54.9 sq.m.) approx. 1ST FLOOR 530 sq.ft. (49.2 sq.m.) approx.





TOTAL FLOOR AREA: 1121 sq.ft. (104.1 sq.m.) approx.

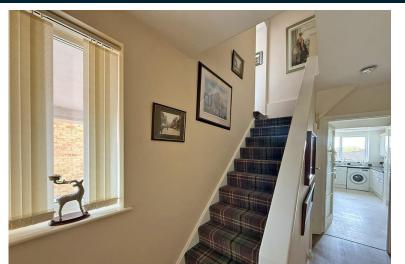
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measuremen of doors, windows, from and any other items are approximate and no responsibility is taken for any error prospective purchaser. The services, systems and appliances shown have not been tested and no guarant applications of the processing or efficiency can be given.





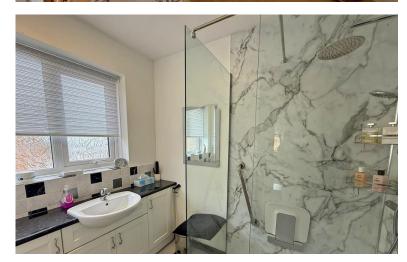
Property Description

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)

 ${\tt BATHROOM}$

WC

OUTSIDE

GARAGE

GARDENS