



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85 <b>B</b>
69-80	<b>C</b>	71 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



**£235,000**

15 THE MEADOWS, NEWBY, SCARBOROUGH, YO12 5JE

- Well Presented Throughout
- Three Bedrooms
- Large Garden
- Garage And Driveway

AN IMMACULATE THREE BEDROOM TRADITIONAL SEMI-DETACHED HOUSE IN THIS WELL-REGARDED AREA WITH A LARGE REAR GARDEN GARAGE AND DRIVEWAY. LOCATED IN THE ENVIABLE NORTH SIDE LOCATION OF NEWBY AND OFFERED WITH NO ONWARD CHAIN THIS PROPERTY HAS RECENTLY UNDERGONE A SCHEME OF IMPROVEMENTS TO ALLOW A TURN KEY HOUSE MOVE.

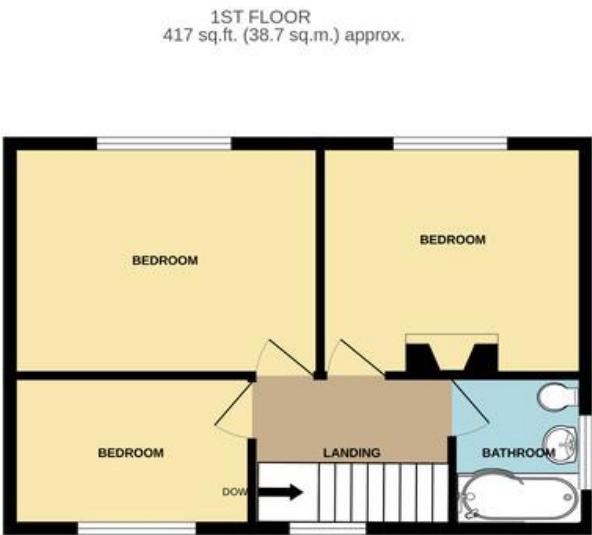


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





TOTAL FLOOR AREA : 891 sq.ft. (82.8 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 lovely family home when briefly described comprises entrance hall, open plan dual aspect lounge diner, kitchen, laundry utility room and w/c to the ground floor. On the first floor are three well-appointed bedrooms and the family bathroom. Large lawned rear garden, front garden, driveway, well-appointed garage and timber shed to the outside. These properties don't tend to stay on the open market for long so book an appointment to avoid disappointment.



## GROUND FLOOR

HALLWAY

LOUNGE/DINER  
17' 5" x 13' 7" (5.31m x 4.14m) Max L shaped

KITCHEN  
11' 5" x 10' 3" (3.48m x 3.12m)

UTILITY LAUNDRY ROOM  
8' 9" x 7' 4" (2.67m x 2.24m)

WC

## FIRST FLOOR

LANDING

BEDROOM  
13' 7" x 10' 3" (4.14m x 3.12m)

BEDROOM  
11' 5" x 10' 2" (3.48m x 3.1m)

BEDROOM  
10' x 6' 10" (3.05m x 2.08m)

BATHROOM

## OUTSIDE

GARAGE  
19' 9" x 10' 3" (6.02m x 3.12m)

GARDENS

SHED