



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



£265,000

7 THE PARKWAY, NEWBY, SCARBOROUGH, YO12 5PF

- Three Bedrooms
- Well Presented
- Garage And Gardens
- Additional Family Room

A SUPERB EXAMPLE OF THIS POPULAR THREE BEDROOM SEMI DETACHED HOUSE, IN THE HIGHLY REGARDED NORTH SIDE AREA OF NEWBY. PRESENTED TO A LOVELY STANDARD THROUGHOUT WITH WELL APPOINTED GARDEN TO THE REAR, AND ADDITIONAL FAMILY ROOM AT THE REAR.



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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



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 property when briefly described comprises entrance hall, downstairs w/c, bay fronted lounge with compartment doors to the open plan kitchen diner spanning the rear of the property with additional family room to the ground floor. On the first floor are three well-appointed bedrooms, and modern bathroom suite. Block paved driveway leading to the gated parking area and garage. Enclosed rear garden with generous lawn, seating areas and timber summer house.



GROUND FLOOR

ENTRANCE HALL

WC

LOUNGE
15' 1" x 11' 10" (4.6m x 3.61m)

KITCHEN/DINER
18' x 10' 2" (5.49m x 3.1m)

FAMILY ROOM
16' 5" x 8' 9" (5m x 2.67m)

FIRST FLOOR

LANDING

BEDROOM
16' 1" x 11' 6" (4.9m x 3.51m)

BEDROOM
11' 2" x 10' 10" (3.4m x 3.3m)

BEDROOM
10' 6" x 7' 3" (3.2m x 2.21m)

BATHROOM

OUTSIDE

GARAGE

GARDENS