



£215,000

12 THE WHINS, NEWBY, SCARBOROUGH, YO12 5JB

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Gardens And Parking

ALWAYS POPULAR IN THIS WELL THOUGHT OF AREA OF NEWBY WITH ITS WEALTH OF AMENITIES CLOSE TO HAND. A THREE BEDROOM SEMI DETACHED HOUSE ON A CORNER PLOT WITH EXTENSIVE PARKING AND GARDENS. WELL BUILT PROPERTIES WITH A CONVENTIONAL LAYOUT OFFERING A GREAT FAMILY HOME.



**TIPPLE UNDERWOOD ESTATE
AGENTS**

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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 : 1003 sq.ft. (93.2 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

The property when briefly described comprises entrance hall, front facing lounge, rear facing dining room, kitchen and conservatory to the ground floor. Three well-appointed bedrooms and a family bathroom on the first floor. Gardens to the outside and plenty of off-street parking.



GROUND FLOOR

- HALLWAY
- LOUNGE
13' 2" x 11' 10" (4.01m x 3.61m)
- DINING ROOM
11' x 10' 5" (3.35m x 3.18m)
- CONSERVATORY
12' 2" x 5' 9" (3.71m x 1.75m)
- KITCHEN
14' 9" x 8' 8" (4.5m x 2.64m)

FIRST FLOOR

- LANDING
- BEDROOM
11' 10" x 11' 5" (3.61m x 3.48m)
- BEDROOM
11' 5" x 11' (3.48m x 3.35m)
- BEDROOM
8' 10" x 7' 8" (2.69m x 2.34m)

BATHROOM

OUTSIDE

- GARDENS
- DRIVEWAY