



**£345,000**

23 LADY EDITHS AVENUE, NEWBY, SCARBOROUGH, YO12 5RA

- Detached House
- Stunning Presentation
- Three Bedrooms
- Sought After Location

ONLY OCCASIONALLY DO PROPERTIES PRESENTED TO THIS STANDARD ON THIS EXTREMELY POPULAR STREET APPEAR ON THE OPEN MARKET. THIS BEAUTIFUL FAMILY HOME IS STUNNING FROM START TO FINISH, TWO AIRY RECEPTION ROOMS, THREE WELL APPOINTED BEDROOMS, AND GENEROUS MATURE GARDENS IN A VERY CONVENIENT LOCATION.



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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.

GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (112.9 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 tiled entrance porch, panelled hallway with provision for a downstairs w/c, bay fronted lounge with wood burning stove, rear facing dining room with further Esse stove, and a beautiful kitchen. On the first floor are three well-appointed bedrooms, recently installed bathroom and a separate w/c. Stunning mature gardens to both the front and rear of the property, with covered veranda, patio and raised beds. Block paved driveway to the attached garage.



## GROUND FLOOR

ENTRANCE PORCH

HALLWAY

CLOAKROOM

LOUNGE

14' 8" x 12' 7" (4.47m x 3.84m)

DINING ROOM

13' 10" x 10' 2" (4.22m x 3.1m)

KITCHEN

13' 2" x 7' 9" (4.01m x 2.36m)

## FIRST FLOOR

LANDING

BEDROOM

14' 8" x 12' 7" (4.47m x 3.84m)

BEDROOM

12' 7" x 10' 2" (3.84m x 3.1m)

BEDROOM

7' 9" x 8' 2" (2.36m x 2.49m)

BATHROOM

WC

## OUTSIDE

GARAGE

GARDENS