



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



£235,000

25 SCALBY AVENUE, SCARBOROUGH, NEWBY, YO12 6HW

- No Onward Chain
- Three Bedrooms
- Large Gardens
- Open Plan Kitchen Diner

A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE IN THIS EVER POPULAR AREA WITH LARGE REAR GARDEN AND OPEN PLAN KITCHEN DINER. LOCATED CLOSE TO ALL THE LOCAL AMENITIES NEWBY HAS TO OFFER, AND WITH NO ONWARD CHAIN.



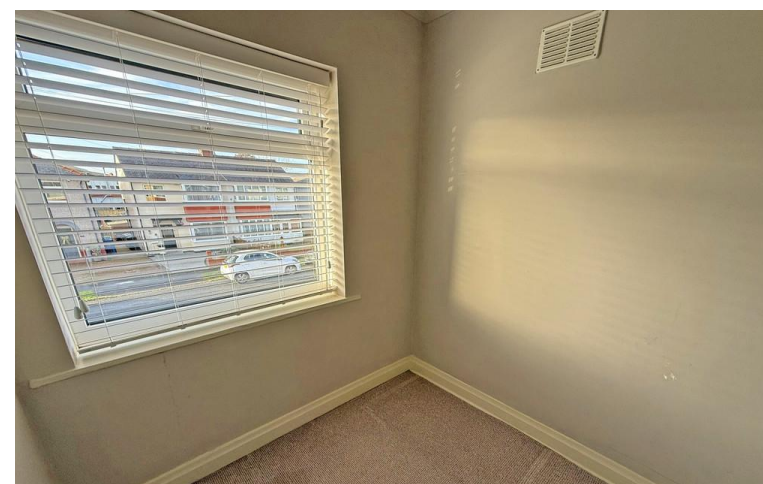
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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GROUND FLOOR

ENTRANCE HALL

LOUNGE
13' 4" x 10' 9" (4.06m x 3.28m) max

DINING ROOM
11' 9" x 10' 9" (3.58m x 3.28m)

KITCHEN
18' 3" x 8' 3" (5.56m x 2.51m)

FIRST FLOOR

LANDING

BEDROOM
13' 9" x 10' 9" (4.19m x 3.28m) max

BEDROOM
12' x 10' 9" (3.66m x 3.28m)

BEDROOM
6' 4" x 6' 4" (1.93m x 1.93m)

BATHROOM

OUTSIDE

DRIVEWAY

GARDENS



Property Description

The property when briefly described comprises entrance hall, bay fronted lounge and open plan kitchen diner to the rear on the ground floor. On the first floor are three well-appointed bedrooms and a family bathroom. Block Paved driveway to the frontal aspect and a large lawned garden to the rear with paved patio and timber summer house.