



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**£289,950**

5 BIELBY CLOSE, NEWBY FARM, SCARBOROUGH, YO12 6UU

- Detached House
- Envious Location
- Three Bedrooms
- Garage And Gardens

LOCATION, LOCATION, LOCATION! THIS SUPERB THREE BEDROOM DETACHED HOUSE IS SITUATED IN A FANTASTIC LOCATION ON A QUIET CUL DE SAC, WITH THE WEALTH OF LOCAL AMENITIES NEWBY HAS TO OFFER INCLUDING WELL REGARDED SCHOOLS, WITH THE NORTH BAY WELL WITHIN WALKING DISTANCE TO THE REAR. THE PERFECT SIZE FOR A GROWING FAMILY OR TO DOWNSIZE INTO.



TIPPLE UNDERWOOD ESTATE AGENTS  
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

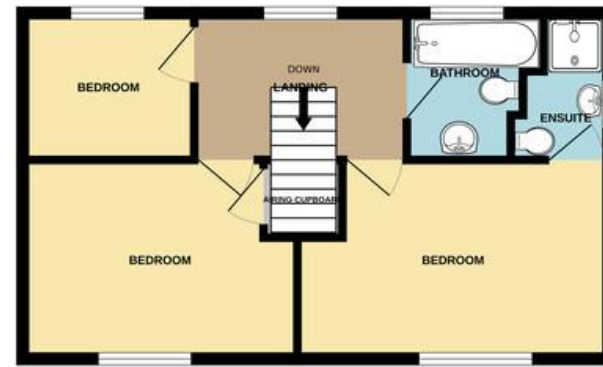
CONTACT  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure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

GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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**

LOUNGE  
17' 8" x 10' 11" (5.38m x 3.33m)

DINING ROOM  
15' 7" x 8' 4" (4.75m x 2.54m)

KITCHEN  
12' 4" x 7' 1" (3.76m x 2.16m)

REAR HALL

**FIRST FLOOR**

LANDING

BEDROOM  
14' 1" x 8' 11" (4.29m x 2.72m)  
ENSUITE

BEDROOM  
12' 6" x 9' (3.81m x 2.74m)

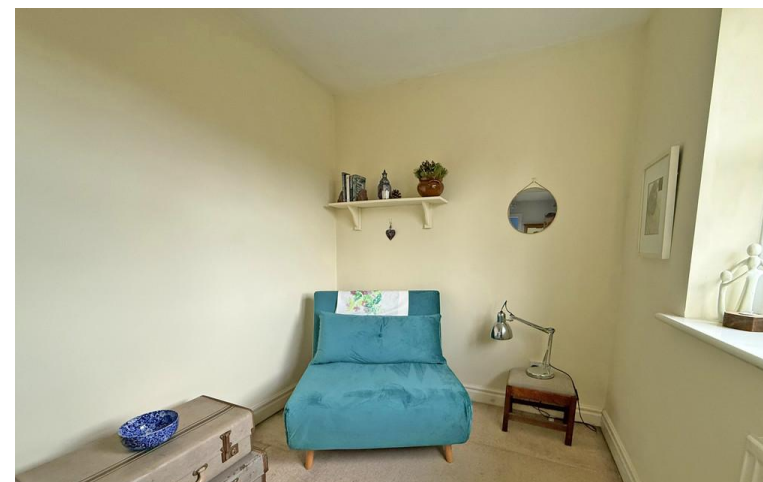
BEDROOM  
7' 9" x 6' 7" (2.36m x 2.01m)

BATHROOM

**OUTSIDE**

GARAGE

GARDENS



**Property Description**

The property when briefly described comprises dual aspect lounge, dining room and kitchen to the ground floor. On the first floor are three bedrooms, family bathroom an ensuite to the master bedroom. Gardens to the front and rear of the property, driveway and garage.

