



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



OFFERS IN EXCESS OF £250,000
40 KINGSWAY, NEWBY, SCARBOROUGH, YO12 6SG

- Semi-Detached House
- Three Bedrooms
- Superb Presentation Throughout
- Garage And Gardens

A WELL PRESENTED AND UPDATED THREE BEDROOM SEMI DETACHED HOUSE IN THE SOUGHT-AFTER NORTH SIDE LOCATION OF NEWBY, WITH A WEALTH OF AMENITIES CLOSE TO HAND INCLUDING GOOD SCHOOLS, SHOPS AND A SHORT WALK TO THE BEACH. UPGRADED BY THE CURRENT OWNERS WITH AN OPEN PLAN KITCHEN DINER, TASTEFUL DECOR, WOOD BURNING STOVE, GARAGE AND GARDENS.



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 : 925 sq.ft. (86.0 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, bay fronted lounge with wood burning stove, recently fitted open plan kitchen diner with patio doors to the rear garden. On the first floor are three well-appointed bedrooms, bathroom and separate w/c. Driveway leading to the garage at the rear and the enclosed rear garden.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
16' 2" x 11' 10" (4.93m x 3.61m)

KITCHEN/DINER
18' 9" x 10' (5.72m x 3.05m)

FIRST FLOOR

BEDROOM
16' x 11' 4" (4.88m x 3.45m)

BEDROOM
11' 4" x 11' (3.45m x 3.35m)

BEDROOM
10' x 7' (3.05m x 2.13m)

BATHROOM

WC

OUTSIDE

GARAGE

GARDENS