



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**£375,000**

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

- Detached House
- Four Bedrooms
- Master Ensuite
- Three Reception Spaces

A PROMINENT FAMILY HOME ON THIS POPULAR STREET, PRESENTED TO A SUPERB STANDARD WITH GENEROUS ROOM SIZES, WELL PRESENTED GARDENS, FOUR BEDROOMS AND AN OCCASIONAL LOFT ROOM, MASTER WITH EN-SUITE AND SOLAR PANELS.



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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: 2065 sq.ft. (191.8 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

This lovely family home when briefly described comprises, entrance porch, wide hallway, bay fronted dining room, rear bay windowed lounge, modern kitchen, conservatory, utility room, storeroom and w/c to the ground floor. First floor are three well-appointed bedrooms, master bedroom with ensuite and a modern family bathroom, stunning landing space. To the floor above is a really useful loft/occasional room. Well-appointed and presented south facing rear garden, lawned gardens to the front and double driveway.



### GROUND FLOOR

- PORCH
- HALLWAY
- WC
- DINING ROOM  
17' 3" x 11' 11" (5.26m x 3.63m)
- LOUNGE  
15' 9" x 12' 10" (4.8m x 3.91m)
- KITCHEN  
17' 3" x 7' 9" (5.26m x 2.36m)
- CONSERVATORY  
14' 11" x 7' 4" (4.55m x 2.24m)
- BEDROOM 4/OFFICE  
10' 2" x 9' 11" (3.1m x 3.02m)
- UTILITY ROOM  
8' 2" x 8' (2.49m x 2.44m)
- STORAGE/WORKSHOP  
10' 4" x 9' 8" (3.15m x 2.95m)

### FIRST FLOOR

- LANDING
- MASTER BEDROOM  
16' x 12' 4" (4.88m x 3.76m)
- ENSUITE
- BEDROOM  
13' 7" x 11' 10" (4.14m x 3.61m)
- BEDROOM  
10' 1" x 9' 8" (3.07m x 2.95m)
- BATHROOM  
8' 6" x 6' 9" (2.59m x 2.06m)

### SECOND FLOOR

- LOFT OCCASIONAL ROOM  
16' 8" x 9' 5" (5.08m x 2.87m)

### OUTSIDE

- GARDENS
- DRIVEWAY