



£325,000

29 RED SCAR LANE, NEWBY, SCARBOROUGH, YO12 5RH

- Detached Bungalow
- Newby Location
- Large Gardens
- Well Appointed Rooms

A WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW IN THIS SOUGHT AFTER AREA, WITH WELL APPOINTED LIGHT ROOMS. SET ON A LARGE PLOT WITH BEAUTIFUL GARDENS AND ORCHARD, GARDEN STUDIO, EXTENDED KITCHEN/ORANGERY AND A DUAL ASPECT LIVING ROOM.



**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 : 903 sq.ft. (83.9 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

A perfect property to downsize to with all the fantastic amenities Newby has to offer, the property when briefly described comprises entrance vestibule, hallway, cloakroom and useful walk in storage housing the combination boiler. Two double bedrooms, dual aspect lounge, modern shower room and an open plan kitchen/dining/conservatory. Off street parking to the front of the property with the rear enjoying a stunning garden with garden studio, gated orchard, timber shed, greenhouse and pond.



GROUND FLOOR

- ENTRANCE HALL
- HALLWAY
- WC
- STORAGE
- LOUNGE
15' 10" x 11' 5" (4.83m x 3.48m)
- KITCHEN AREA
11' 1" x 10' 6" (3.38m x 3.2m)
- CONSERVATORY AREA
13' 8" x 8' 9" (4.17m x 2.67m)
- BEDROOM
13' x 12' (3.96m x 3.66m)
- BEDROOM
13' x 10' 6" (3.96m x 3.2m)
- SHOWER ROOM
- OUTSIDE**
- GARDENS
- STUDIO
- ORCHARD
- PARKING