



£285,000

31 GREENSTEAD ROAD, NEWBY, SCARBOROUGH, YO12 6HN

- Stunning Presentation
- Three Bedrooms
- Large Gardens
- Sought After Location

A STUNNING, EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME IN THIS HIGHLY DESIRABLE LOCATION. PRESENTED TO A SUPERB STANDARD THROUGHOUT WITH A LARGE MODERN OPEN PLAN LIVING KITCHEN TO THE REAR, LARGE WELL-PRESENTED GARDENS, LUXURIOUS BATHROOM AND THREE WELL APPOINTED BEDROOMS.



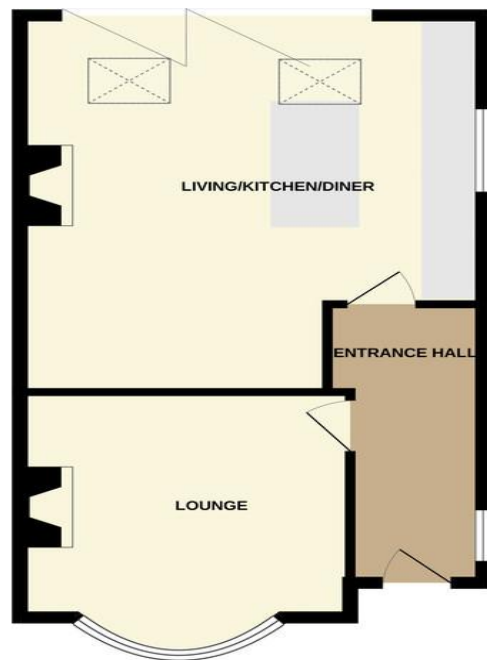
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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
12' 9" x 12' (3.89m x 3.66m)

LIVING/KITCHEN/DINER
18' 7" x 17' (5.66m x 5.18m) L-shaped Max

FIRST FLOOR

LANDING

BEDROOM
13' 2" x 10' 10" (4.01m x 3.3m)

BEDROOM
13' 9" x 10' 10" (4.19m x 3.3m)

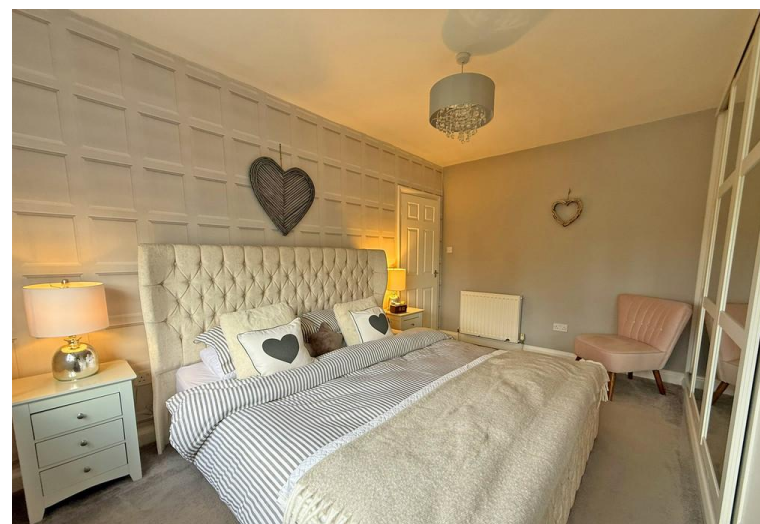
BEDROOM
7' 9" x 7' 4" (2.36m x 2.24m)

BATHROOM
9' 4" x 6' 8" (2.84m x 2.03m)

OUTSIDE

GARDENS

FORMER GARAGE



Property Description

The property when briefly described comprises entrance hall, bay fronted lounge, open plan living/kitchen/diner to the ground floor. On the first floor are three well-appointed bedrooms, luxurious bathroom with a roll top slipper bath and separate shower stall. Resin driveway to the front and beautiful rear garden with large lawn, raised patio from the rear of the house, further patio seating area at the bottom of the garden and a super home bar.