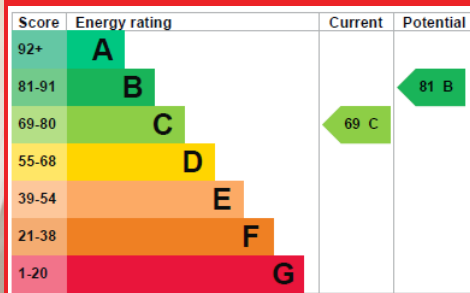




Offers in the region of
£259,950

**9 Green Lane, Newby,
Scarborough,
YO12 6HL**



SERVICES

All mains services are believed to be connected but have not been tested.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band D

VIEWING

Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



56 Market Place, Drifffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



9 Green Lane, Newby, Scarborough, YO12 6HL

This extended traditional detached house sits on a large individual plot in an established, popular residential area. The property offers gas central heating and well-proportioned, light, and airy double-glazed accommodation. Although very livable, the kitchen is tired and would benefit from updating; however, the asking price has been generously adjusted to reflect the likely cost of this, as well as redecoration, new floor coverings and external landscaping. The accommodation includes three reception rooms, three double bedrooms and a bathroom. Outside is a good-sized garden and a single garage. With no upward chain, an early opportunity to view should not be missed.

Location
Situated on the sought-after North Side of Scarborough, this property benefits from its proximity to a wealth of amenities, including a supermarket, and enjoys excellent transport links to and from Scarborough Town Centre. The location also falls within multiple catchment areas for popular Junior and Secondary Schools, making it an attractive option for many prospective purchasers.



Accommodation (See floor plan for room dimensions)

Ground Floor

Entrance Hall

With Laminate flooring, staircase leading off, under-stairs storage cupboard, dado rail and radiator.

Living Room

With Bay window, gas fire set in a traditional fireplace, arched alcove and radiator.

Dining Room

With two radiators, double doors to the Sitting room and open archway to the kitchen.

Sitting Room

With a radiator and a ceiling triple spotlight.

Kitchen

Fitted with a range of kitchen units including base and wall units, inset sink, free-standing cooker (not tested), extractor canopy and space for an under-counter fridge and freezer. Laminate flooring.

Rear Hall

With external door to the garden.

WC/Utility Room

With low level WC, wash hand basin, base cupboard and plumbing for an automatic washing machine.

First Floor

Landing

Bedroom One

With radiator and laminate floor.

Bedroom Two

With radiator

Bedroom Three

With bay window, radiator and laminate flooring.

Bathroom

With a three-piece suite including a panelled bath, pedestal wash hand basin, and a low level WC. Tiled splashbacks and a radiator.

Outside

The property stands on a generous plot and benefits from a tarmac private drive that leads to a turning area and a single garage with up and over door. To the rear is a patio area and a large lawn enclosed by mature hedges.