



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



£289,950

21 THROXENBY LANE, NEWBY, SCARBOROUGH, YO12 5HN

- Detached Bungalow
- Secluded Location
- Two/Three Bedrooms
- Garage And Gardens

SITUATED IN THE POPULAR NORTH SIDE AREA OF NEWBY IN A VERY PRIVATE LOCATION, TUCKED AWAY DOWN A LONG DRIVEWAY, OFFERING A SECLUDED PROPERTY IN A WELL SERVICED AREA. TWO/THREE BEDROOMS, WELL APPOINTED GARDENS, GARAGE AND BAY WINDOWED LOUNGE, THERE IS ALSO A LARGE LOFT WHICH WOULD BE PERFECT FOR CONVERSION.



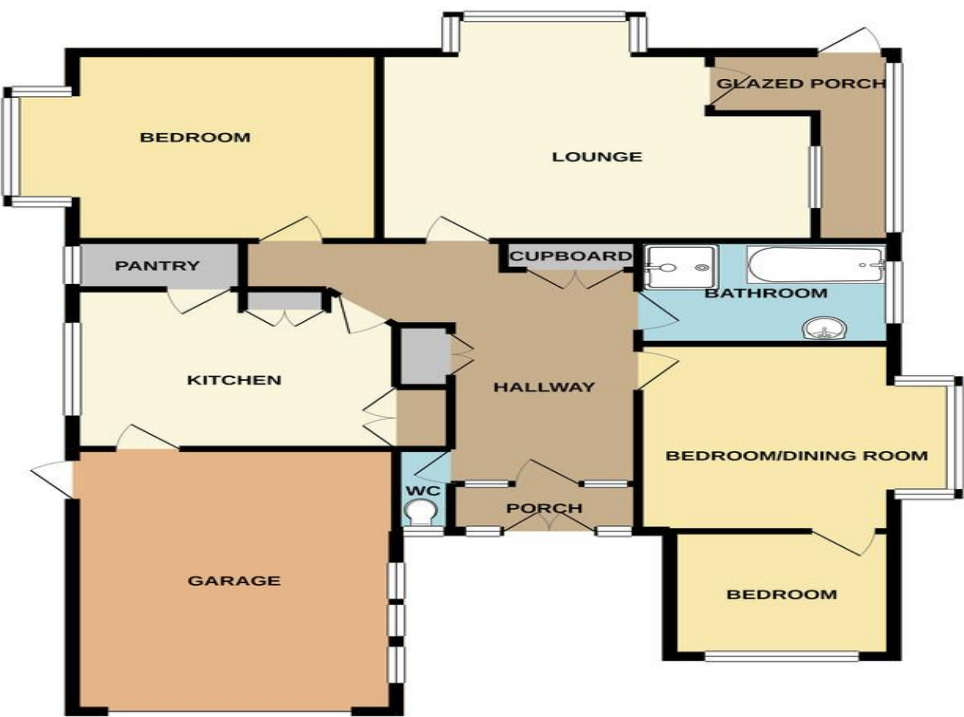
TIPPLE UNDERWOOD ESTATE
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken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

21 Throxenby Lane, Newby, Scarborough, YO12 5HN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropix ©2021



Property Description

The property when briefly described comprises entrance porch, hallway, bedroom, connecting bedroom and a further double bedroom or dining room to the rear, modern shower room with a further separate w/c. Breakfast kitchen, lounge with bay window overlooking the rear garden and sunroom to the side. Large gardens to the rear of the property with modern tiled patio area, long driveway leading to the attached garage at the front.



GROUND FLOOR

PORCH

HALLWAY

LOUNGE
16' 8" x 14' 9" (5.08m x 4.5m) max

KITCHEN
12' 5" x 9' 10" (3.78m x 3m)

PANTRY

SUNROOM
12' 1" x 7' 10" (3.68m x 2.39m) max

BEDROOM/DINING ROOM
13' 1" x 11' 9" (3.99m x 3.58m) max

BEDROOM
12' 5" x 11' 9" (3.78m x 3.58m) max

BEDROOM
8' 6" x 7' 10" (2.59m x 2.39m)

SHOWER ROOM

WC

OUTSIDE

GARAGE

GARDENS