



**19 Newlands Park Drive, Scarborough, YO12 6DW**  
**Guide Price £265,000**

Ellis Hay is delighted to bring to the market this well presented and maintained 3 bedroom semi-detached property in the popular Newlands area. Situated on the North Side, there is easy access to many local amenities from schools, shops, pubs and transport links. With private parking, large lawned gardens and an enclosed rear garden ideal for socialising, the property also comprises lounge, modern well appointed kitchen with dining area, 3 bedrooms, bathroom and separate WC. In our opinion, this is a fantastic property with lots of appeal - modern styling, large garden and a great North side location - we highly recommend an early viewing. Call our friendly sales team on 01723 350077 to arrange a viewing.

## Front Entrance

UPVC Double Doors

What 3 Word

Skirt.candle.shakes

## Entrance Vestibule

Entrance porch with power.

UPVC door and frosted side window

## Hallway

With overhead light, radiator and laminate flooring.

Understairs cupboard and access point housing the consumer unit.

## Lounge

Front facing bay fronted UPVC window, laminate flooring, radiator and coving to the ceiling. Wood burning stove with slate hearth and wood mantle over. Wall lights inset into wood shelving in alcoves.

## Kitchen/Dining Room

Range of wall, base and drawer units with coordinating worktop, stainless steel 1 and a half sink with metro tiled splashback. 2 intergrated Neff Hide and Slide Electric ovens and 5 burner gas burner with stainless steel extractor fan over. Integrated dishwasher and refuse drawer, space for fridge/freezer and automatic washing machine. Inset spotlights and feature wall light. Raised breakfast bar with sockets.

Dining area has bar window overlooking the side, radiator and tv point. UPVC double door giving access to the enclosed rear garden.

## Bedroom 1

Front facing UPVC window, overhead light and radiator. TV point.

## Bedroom 2

Rear facing UPVC window, overhead light and radiator. Wall mounted boiler.

## Bedroom 3

Front facing UPVC window, overhead light and radiator.

## Bathroom

Modern 2 piece suite comprising P shaped bath with electric wall mounted shower and glass screen and hand basin. Fully tiled with overhead light, tall matte black ladder radiator. Frosted UPVC window overlooking the rear.

## WC

Frosted UPVC window overlooking the side of the property, WC, part tiled and overhead light.

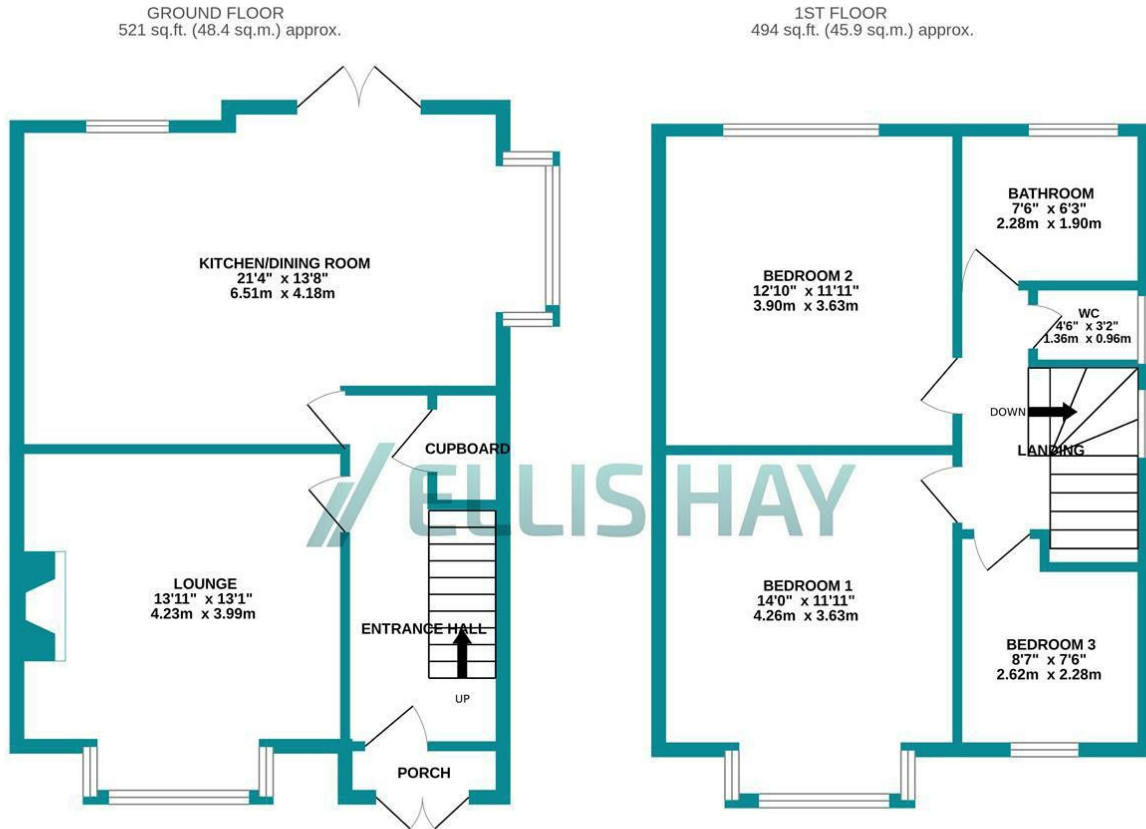
## Outside

Large lawned gardens to the front and side of the property, enclosed by mature hedges.

At the side of the property is a driveway with gated access to the enclosed rear yard which houses garden room, storage area and seating area with artificial lawn.

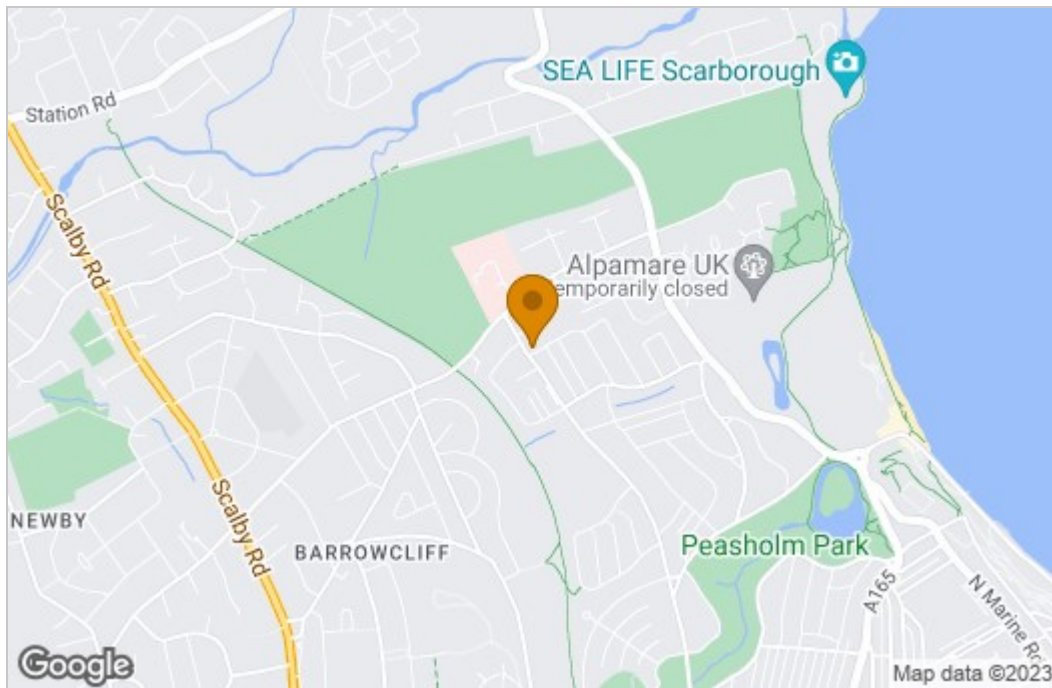
## Directions

# Floor Plan



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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# Area Map



# Energy Efficiency

**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	66	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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