



## 49 Red Scar Lane

Newby, Scarborough, YO12 5RH

**Guide Price £300,000**



Located in the sought-after Newby area of Scarborough, this property is perfectly positioned for family living—close to excellent schools, local amenities, and beautiful coastal and woodland walks. With a strong community feel and easy access to transport links, Newby remains one of the town's most desirable residential areas.

In our opinion, this three-bedroom semi-detached home has stunning views from both the front and rear, offers fantastic potential, featuring two reception rooms and a spacious layout throughout. The large rear garden provides ample outdoor space—ideal for families, entertaining, or future development (subject to planning).

Offered with no onward chain, this is a superb opportunity not to be missed. We feel there is huge potential with the property, not just with internal redecoration/modernisation but also with the extensive and mature rear garden. For more information or to arrange a viewing, contact Ellis Hay today.



## Entrance Porch

## Hallway

### Lounge 17'4" x 11'1" (5.29 x 3.40)

Front facing UPVC window, radiator, carpet and overhead light. Electric fire with brick feature fireplace.

### Dining Room 12'6" x 10'2" (3.82 x 3.12)

Rear facing sash windows, overhead light, radiator and built in storage.

### Kitchen 10'2" x 8'11" (3.12 x 2.74)

Range of wall, drawer and base units with co-ordinating worktop, breakfast bar area and stainless steel sink with mixer tap. Side facing UPVC window, overhead light, laminate flooring. Spaces for gas cooker and fridge. Door to the side of the property.

### Storage Room 8'10" x 5'6" (2.7 x 1.7)

### Utility Room 8'11" x 8'9" (2.74 x 2.68)

Overhead light, plumbing for automatic washing machine and space for fridge/freezer. Shelving.

### Bedroom 1 17'4" x 10'2" (5.29 x 3.12)

Front facing UPVC window, overhead light and radiator . Built in wardrobe

### Bedroom 2 12'6" x 10'2" (3.82 x 3.12)

Rear facing sash window, overhead light and radiator. Built in cupboards.

### Bedroom 3 12'3" x 8'11" (3.74 x 2.74)

Front facing UPVC window, overhead light and radiator.

### Bathroom 8'11" x 6'7" (2.74 x 2.01)

Part tiled room with 3 piece bathroom suite incorporating handbasin, roll top bath plus walk in corner shower cubicle with electric shower. Rear facing sash window.

### WC 4'11" x 2'11" (1.51 x 0.90)

WC, spotlights. Part tiled and side facing UPVC window.

## Outside

Driveway to the side of the property with lawn and mature hedge at the front.

At the rear of the property is an extensive garden with mature borders, shrubs, trees and lawn areas.

## Directions

What 3 Words

Sofa.worn.wiring

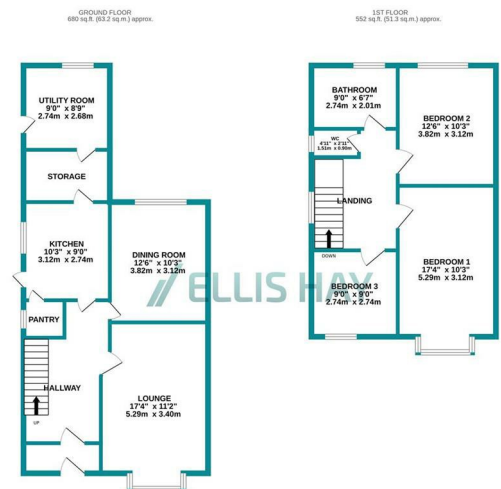
## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Council Tax Band: C

## Tenure: Freehold



Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that {all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property