



£225,000

29 COLDYHILL LANE, NEWBY, SCARBOROUGH, YO12 6SF

- Four Bedrooms
- Three Reception Rooms
- Additional Sun-Room
- Rear Gardens

NOT OFTEN DO THESE PROPERTIES BECOME AVAILABLE ON THE OPEN MARKET. SITUATED IN THIS ENVIABLE LOCATION IS THIS LARGE FOUR BEDROOM MID TERRACED HOUSE WITH GARDEN TO THE REAR. THREE RECEPTION ROOMS, FOUR WELL APPOINTED BEDROOMS AND SUNROOM TO THE REAR.



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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.



TOTAL FLOOR AREA - 1636 sq ft. (152.0 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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Property Description

The property when briefly described comprises entrance lobby, hallway, bay fronted lounge, open plan to the rear dining room, breakfast room, kitchen sun-room and w/c to the ground floor. On the first floor are two large double bedrooms, family bathroom and separate w/c. To the floor above are a further two well appointed bedrooms. Well presented, enclosed garden to the rear, separated from the house by a car port and rear carriageway.



GROUND FLOOR

- LOBBY
- HALLWAY
- LOUNGE
15' 7" x 13' 6" (4.75m x 4.11m)
- DINING ROOM
12' 5" x 12' 2" (3.78m x 3.71m)
- BREAKFAST ROOM
10' 10" x 9' 10" (3.3m x 3m)
- KITCHEN
11' 5" x 9' 8" (3.48m x 2.95m)
- SUN ROOM
10' 6" x 9' 8" (3.2m x 2.95m) max
- WC

FIRST FLOOR

- LANDING
- BEDROOM
16' 4" x 12' 10" (4.98m x 3.91m) max
- BEDROOM
12' 5" x 12' 2" (3.78m x 3.71m)
- BATHROOM
- WC

SECOND FLOOR

- LANDING
- BEDROOM
9' 8" x 9' 4" (2.95m x 2.84m)
- BEDROOM
9' 8" x 9' 4" (2.95m x 2.84m)

OUTSIDE

- GARDENS