



£225,00029 COLDYHILL LANE, NEWBY, SCARBOROUGH, YOI 2 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.





TIPPLE UNDERWOOD ESTATE AGENTS

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Agents vote. Writist every care has been taken to prepate these sales particulars, may are for guidance purposes only. All measurements are approximate are 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

29 Coldyhill Lane, Newby, Scarborough, YO12 6SF

GROUND FLOOR 786 sq.ft. (73.1 sq.m.) approx. 1ST FLOOR 571 sq.ft. (53.0 sq.m.) approx. 2ND FLOOR 279 sq.ft. (25.9 sq.m.) approx.





TOTAL FLOOR AREA: 1655 sq.ft. (152.0 sq.m.), approx.

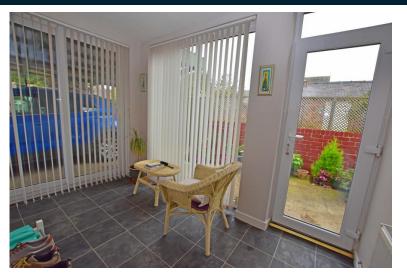
Whilst every attempt has been made to ensure the accuracy of the floorpain contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any erromission or mis-statement. This plan is to illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarant as





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 3.71 m)

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