



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£105,000

51 DANES DYKE, NEWBY, SCARBOROUGH, YO12 6JG

- First Floor
- Two Bedrooms
- Gas Central Heating
- UPVC Windows

LOCATED WITHIN THE HIGHLY SOUGHT-AFTER NORTH SIDE AREA OF NEWBY, THIS WELL PRESENTED FIRST FLOOR TWO BEDROOM PURPOSE BUILT FLAT. 70% SHARED OWNERSHIP WITH JOSEPH ROWNTREE TRUST AND OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

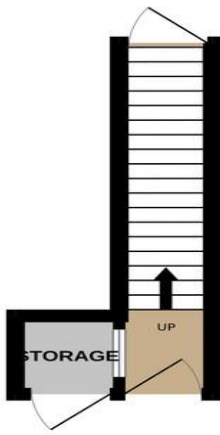


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR
60 sq.ft. (5.6 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (61.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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GROUND FLOOR

ENTRANCE HALL

FIRST FLOOR

LANDING

LIVING ROOM
13' x 12' (3.96m x 3.66m)

KITCHEN
12' x 4' 10" (3.66m x 1.47m)

BEDROOM
11' x 10' (3.35m x 3.05m)

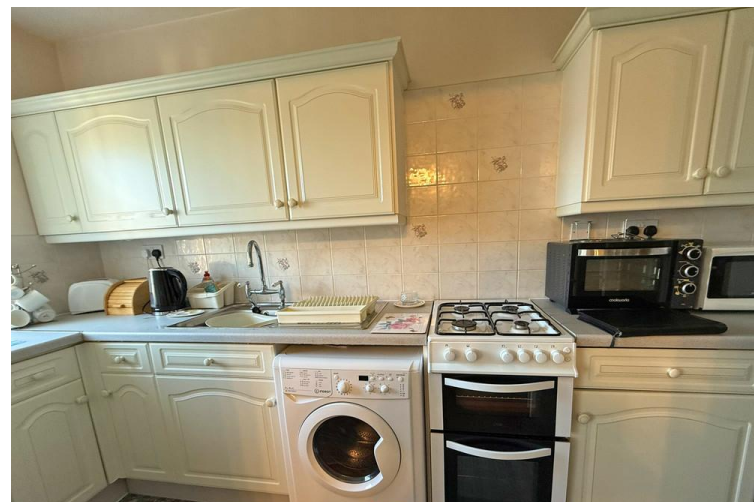
BEDROOM
8' 9" x 7' (2.67m x 2.13m)

BATHROOM
10' x 4' (3.05m x 1.22m)

OUTSIDE

COMMUNAL GARDENS

PARKING



Property Description

This purpose-built first floor, two-bedroom property enjoys a private entrance door on the ground floor, wide staircase to the first-floor hallway with walk-in cupboard housing the gas boiler, good sized front facing living room with lovely views over the communal gardens and fitted kitchen. There are two bedrooms, both overlooking pleasant gardens to the rear and a three-piece bathroom suite. The property also benefits from gas central heating and UPVC double glazed windows.

