



## 9 The Close

Newby, Scarborough, YO12 6EG

Guide Price £290,000



3



1



2



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Located in the popular Newby area of Scarborough, this property sits within a well-regarded residential setting with convenient access to local shops, public amenities such as doctors, dentist, library and schools and transport links.

This THREE BEDROOM SEMI-DETACHED property has been a much loved and well maintained family home over the years that nonetheless would benefit from some modernisation giving the buyer chance to put their own stamp on their new home. The accommodation includes two reception rooms, a large kitchen and an additional sun room to the rear. There are three bedrooms to the first floor along with a modern bathroom, while a useful ATTIC ROOM with dormer window offers further space and, subject to the necessary consents, potential to create a fourth bedroom. Externally, the property benefits from a SOUTH FACING ENCLOSED REAR GARDEN with mature shrubs and trees, as well as a greenhouse and garage and off road park and garden to the front.

Offered with NO ONWARD CHAIN we highly recommend a viewing at your earliest convenience in order to appreciate the space and potential this property offers for a modern family home in a sought after location. For further information or to arrange a viewing, please contact our friendly sales team on 01723 350077.

### Porch

### Hallway

### Lounge

16'8" x 13'3" (5.09 x 4.06)

### Dining Room

13'1" x 12'0" (4.01 x 3.66)

### Conservatory

10'1" x 8'9" (3.09 x 2.67)

Access to the rear garden.

### Kitchen

16'1" x 8'11" (4.91 x 2.74)

Door giving access to the side of the property.

### Bedroom 1

16'9" x 12'9" (5.13 x 3.9)

### Bedroom 2

13'5" x 12'9" (4.09 x 3.9)

### Bedroom 3

9'6" x 8'5" (2.9 x 2.58)

### Bathroom

10'5" x 8'5" (3.2 x 2.58)

### Attic Room

12'8" x 12'11" (3.88 x 3.95)

### Outside

To the front of the property, there is gated access to the drive way leading to the garage. Garden at the front with mature shrubs and trees.

Gated access to the rear south facing garden which has lawn, mature shrubs and trees, hard-landscaped areas and raised ornamental beds. Greenhouse and garden shed.

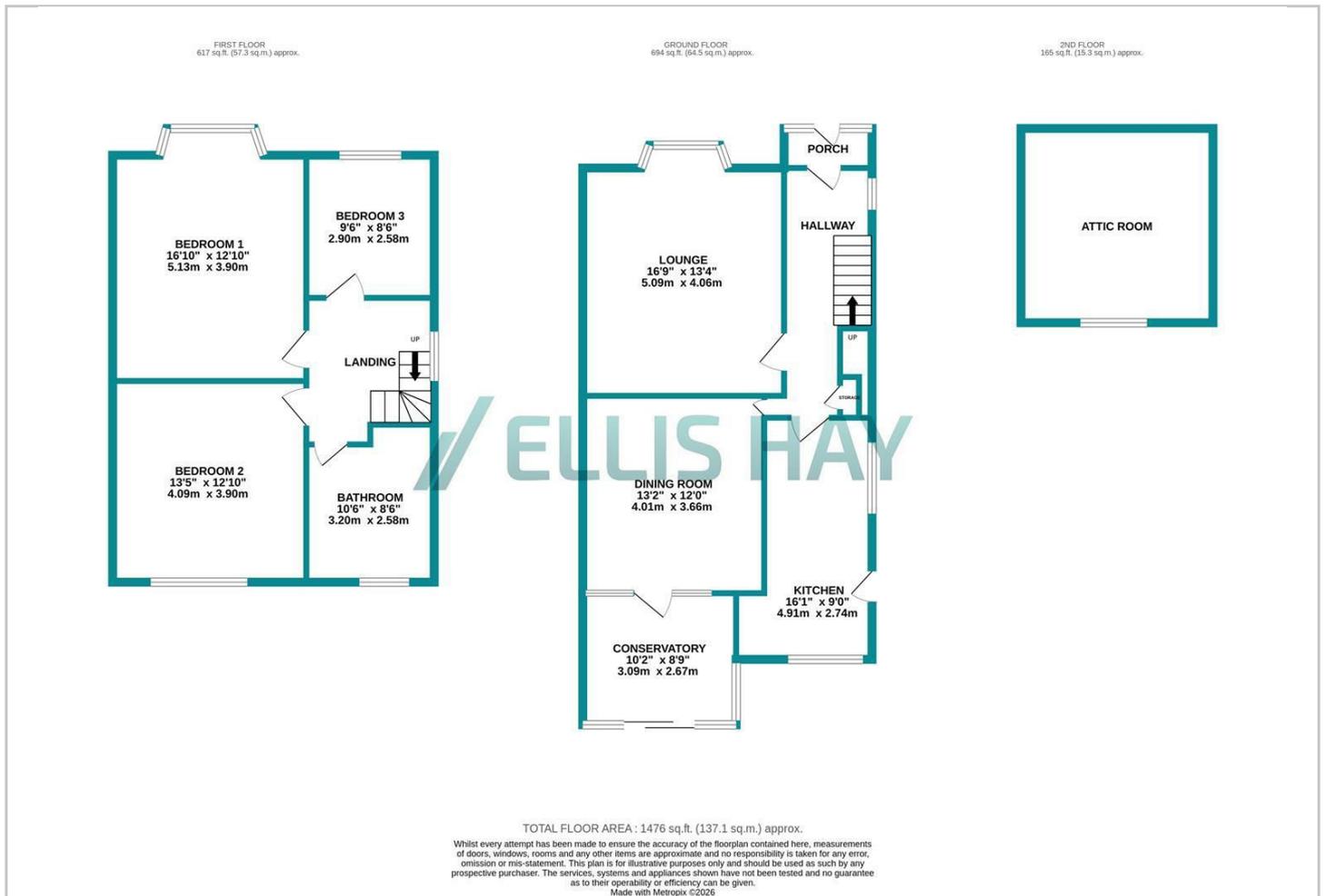
Tel: 01723 350077



## Hybrid Map



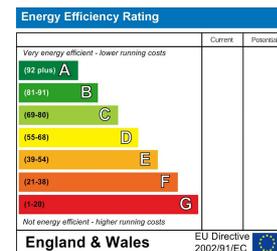
## Floor Plan



## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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