



## Newlands Park Crescent, , Scarborough, North Yorkshire, YO12

- Three Bedrooms
- Sought After Location
- Ample Off Road Parking
- Semi-Detached House
- Front and Rear Gardens
- EPC Rating: C

**Asking Price £180,000**





# Newlands Park Crescent, , Scarborough, North Yorkshire, YO12 6DS

## DESCRIPTION

Hunters are pleased to offer this three-bedroom semi-detached property, presenting an excellent opportunity for buyers looking for a home to make their own. The property features two well-sized reception rooms, a kitchen, and a family bathroom.

This bright and airy abode briefly comprises: an entrance hall leading to a living space featuring two reception rooms and kitchen. Upstairs offers two double bedrooms, a single bedroom, and a family bathroom with a three-piece suite. Externally, the home benefits from front and rear gardens, offering plenty of outdoor space with potential for landscaping, a garage, and ample off-road parking.

Situated in the highly sought-after North Side of Scarborough, the property is ideally positioned for a wide range of facilities and amenities including a supermarket, library, chemist, and doctors surgery, as well as North Cliff Golf Club, tennis courts, and walking and cycling trails. In addition, principal schools including Scalby School and Newby Primary School are close by, along with Scarborough Hospital.

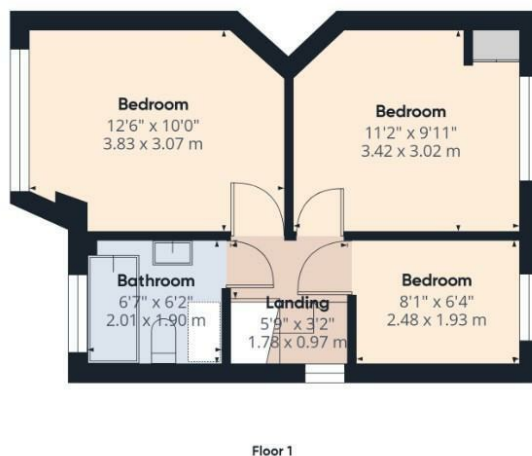
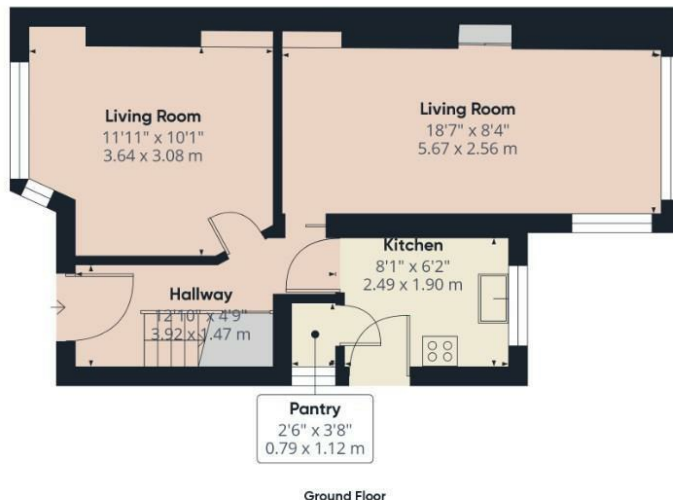
Contact Hunters today to arrange your viewing.











### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**HUNTERS**  
HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>  
749.16 ft<sup>2</sup>  
69.6 m<sup>2</sup>

(1) Excluding balconies and terraces

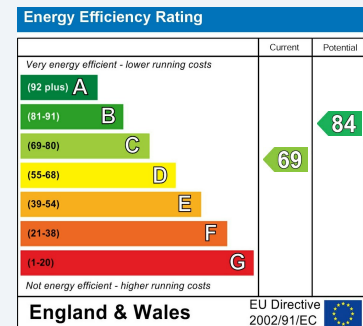
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.