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## Newlands Park Road, Scarborough, YO12 6PX

- Semi-detached home in a popular location
- Bay-fronted living room & dining room
- Enclosed rear garden
- No onward chain
- Three well-proportioned bedrooms
- Kitchen with conservatory to rear
- Driveway and garage for off-road parking

Offers In Excess Of £240,000



# Newlands Park Road, Scarborough, YO12 6PX

## DESCRIPTION

Hunters are pleased to bring to the market this well-proportioned semi-detached home, offered with no onward chain, ideally situated on the popular Newlands Park Road in Scarborough, offering generous accommodation and excellent potential for a range of buyers.

The property opens into a welcoming entrance hallway, leading through to a spacious living room featuring a charming bay window that allows for plenty of natural light. There is a separate dining room providing a great space for entertaining, along with a fitted kitchen and a useful conservatory to the rear overlooking the garden—perfect for additional seating or a quiet retreat.

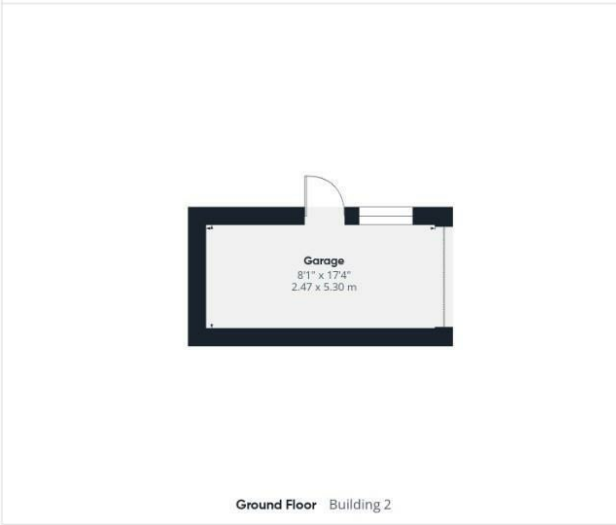
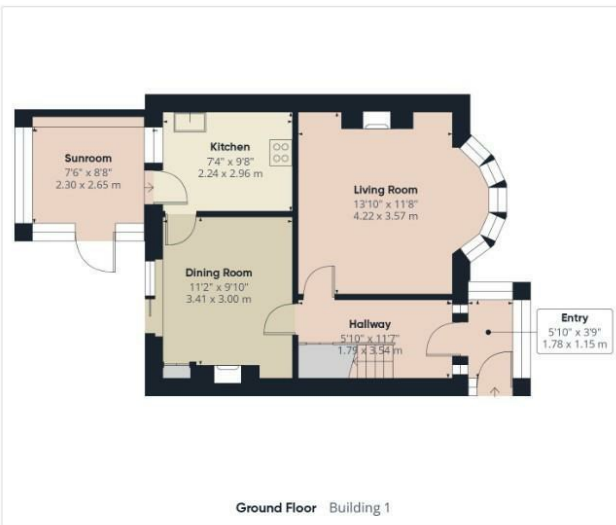
To the first floor, the property offers three bedrooms, including two well-sized doubles and a further single room, ideal for a home office or nursery. A family bathroom and separate WC add to the practicality of the layout.

Externally, the property benefits from a rear garden, offering a great outdoor space for relaxing or entertaining, along with a driveway providing off-road parking. A detached garage adds further convenience and storage.

Located in a well-regarded residential area, Newlands Park Road offers excellent access to local amenities, schools, and transport links, as well as being within easy reach of Scarborough town centre and the coastline. This property presents a fantastic opportunity for families, first-time buyers, or those looking to put their own stamp on a home in a sought-after location.







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Approximate total area<sup>(1)</sup>  
1092 ft<sup>2</sup>  
101.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

### 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.

