

Ling Hill, Newby, Scarborough
Offers Over £230,000



**THREE BEDROOM SEMI DETACHED##NEWBY - CORNER PLOT##SEA
VIEWS##LOUNGE SEPARATE DINING ROOM##KITCHEN INTEGRATED
APPLIANCES##CONSERVATORY## FAMILY BATHROOM##DOUBLE
GLAZING - CENTRAL HEATING##GARAGE DRIVEWAY OFF ROAD
PARKING##GARDENS SOUTH FACING.**

Porch

UPVC double glazed Door and UPVC double glazed window to the front aspect, door to Entrance Hall.

Entrance Hall

UPVC double glazed window to the side aspect, radiator, power point, understairs storage cupboard housing the Baxi combi boiler. Stairs to the first floor landing.

Lounge 4.00m x 3.60m - 13'5" x 11'10"

UPVC double glazed window to the front aspect, TV point, feature fireplace with mutli fuel stove, radiator power points and parquet flooring.

Dining Room 3.40m x 3.20m - 11'2" x 10'5"

UPVC double glazed French doors to the rear aspect, giving access to the conservatory. TV point, radiator and power points.

Kitchen 4.40m x 2.70m - 14'4" x 8'9"

UPVC double glazed windows to the side aspect, UPVC double glazed door to the side, range of wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric oven with electric four ring hob, extractor hood, integrated fridge freezer, space for washing machine, space for tumble dryer, radiator and power points.

Conservatory 3.90mx 2.50m - 17'10" x 8'2"

UPVC double glazed windows to the rear and side aspect, power points.

First Floor Landing

UPVC double glazed window to the side aspect, radiator, power point, loft access with drop down ladder, velux and light.

DISCLAIMER

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Bedroom One 3.70m x 3.60m - 11'9" x 11'6"

UPVC double glazed window to the front aspect with panoramic sea views, TV point, radiator and power points.

Bedroom Two 3.60m x 3.20m - 11'9" x 10'5"

UPVC double glazed window to the rear aspect, fitted wardrobes, radiator and power points.

Bedroom Three 2.70m x 2.40m - 8'11" x 7'9"

UPVC double glazed window to the front aspect, panoramic sea views, TV point, radiator and power points. Currently used as an office.

Bathroom

UPVC double glazed window to the rear aspect, white three piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with shower over, extractor fan, heated towel rail.

Garage 4.80m x 2.50m - 15'9" x 8'0"

Up and over door to the front, window and personnel door to the side, power points and light. Driveway with ample off street parking for numerous vehicles

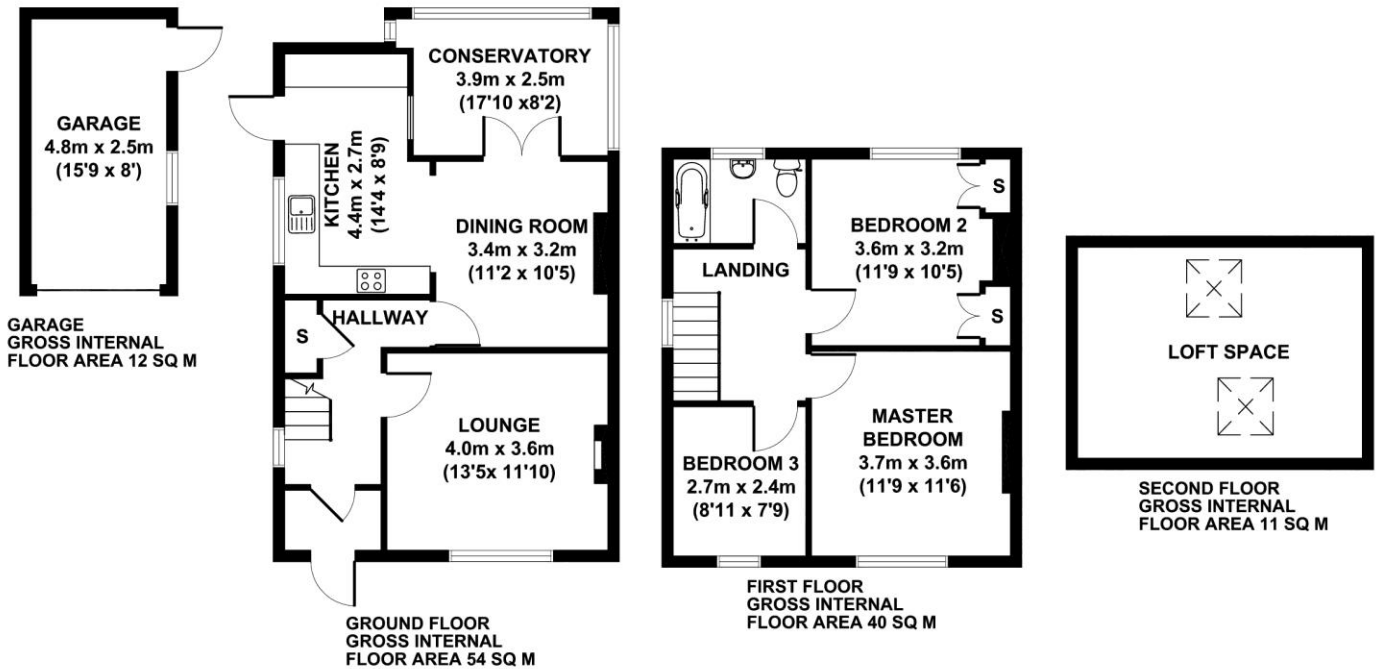
Garden

Mature elevated corner plot laid to lawn with mature hedge, decking area with sea views, side garden is laid to lawn with mature bush and flower borders, outside tap, rear garden with lawn

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Floor Plan



LING HILL

APPROX. GROSS INTERNAL FLOOR AREA 1358 SQ M / 126 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given