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CHARTERED SURVEYORS
For over 30 years

6 Vernon Grove, Scarborough

In Excess of £265,000



6 Vernon Grove

- EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- LOCATED IN THE DESIREABLE NEWLANDS AREA
- LIVING ROOM WITH BAY WINDOW & OPEN KITCHEN/DINER WITH DOUBLE DOORS INTO REAR GARDEN
- DOWNSTAIRS WC AND USEFUL UTILITY ROOM
- MASTER BEDROOM WITH BUILT IN WARDROBES
- DRIVEWAY WITH PARKING FOR APPROX 2 CARS
- SINGLE GARAGE WITH POWER AND ELECTRIC DOOR
- GENEROUS REAR GARDEN WITH A RAISED PATIO SEATING AREA
- NO ONWARD CHAIN

We are delighted to present this extended four bedroom semi-detached house, situated in the highly desirable Newlands area and well presented throughout.

The property welcomes you with an entrance hall leading to a bright and spacious living room featuring an attractive bay window. To the rear, an impressive open kitchen/diner offers an ideal space for family life and entertaining, with double doors opening onto the generous rear garden and raised patio seating area. A useful utility room and convenient downstairs WC add to the practicality of the ground floor, along with integral access to the single garage, which benefits from power and an electric door.

To the first floor are four well-proportioned bedrooms and a family bathroom, with the master bedroom benefiting from built-in wardrobes and a door to a potential en suite or walk-in wardrobe.





Externally, the property boasts a driveway providing off-street parking for approximately two cars, a single garage and a generous rear garden, ideal for outdoor relaxation. Ideally located in the sought-after Newlands area, this appealing family home offers spacious and versatile accommodation. Offered to the market with no onward chain early viewing is highly recommended to fully appreciate all that is on offer.

Council Tax band: C

EPC Energy Efficiency Rating: D

GROUND FLOOR

Entrance Hallway

Kitchen/Diner 20' 8" x 11' 2" (6.30m x 3.40m)

Utility 7' 10" x 4' 11" (2.40m x 1.50m)

WC 5' 7" x 3' 11" (1.70m x 1.20m)

Living Room 13' 1" x 10' 2" (4.00m x 3.10m)

Garage 13' 1" x 10' 6" (4.00m x 3.20m)

FIRST FLOOR

Landing

Bedroom One 12' 10" x 11' 2" (3.90m x 3.40m)

Bedroom Two 13' 1" x 9' 10" (4.00m x 3.00m)

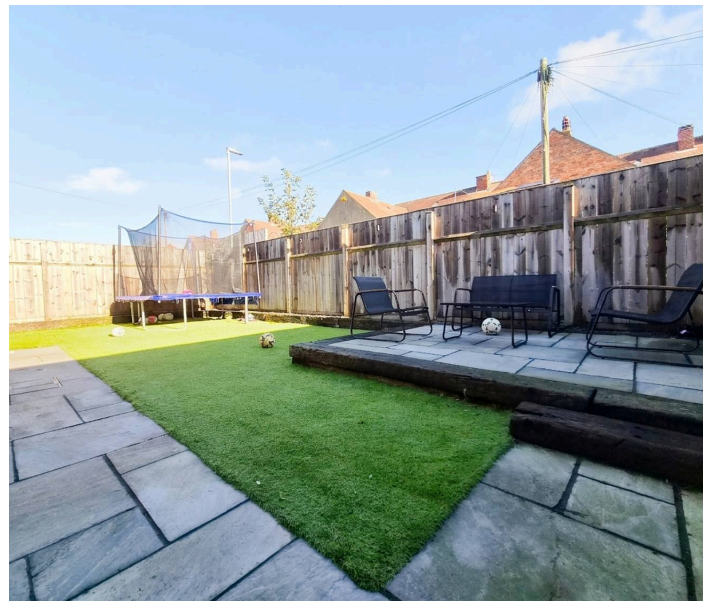
Bedroom Three 11' 6" x 9' 10" (3.50m x 3.00m)

Bathroom 6' 11" x 6' 3" (2.10m x 1.90m)

Bedroom Four 12' 10" x 7' 10" (3.90m x 2.40m)

Possible En-suite/Walk in Wardrobe 7' 10" x 6' 3" (2.40m x 1.90m)

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.





TOTAL FLOOR AREA: 1205 sq.ft. (112.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Interested?

Contact our friendly team today

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With you every step of the way



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