

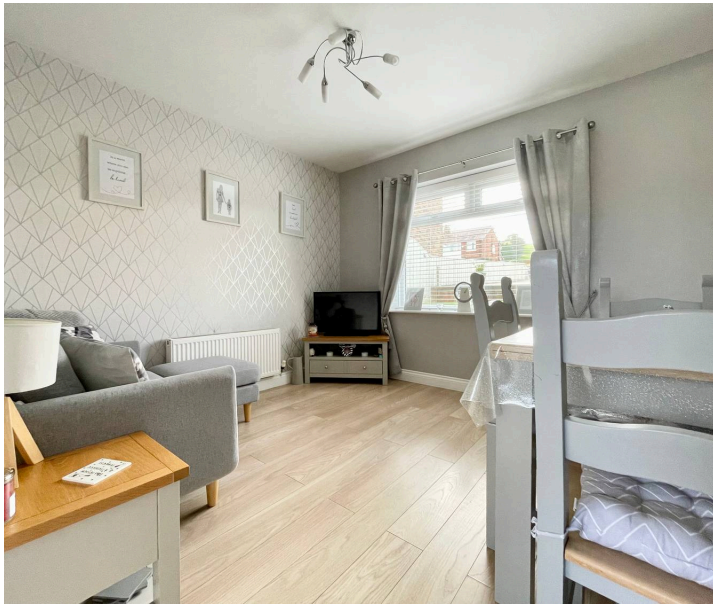
CPH ESTATE AGENTS & CHARTERED SURVEYORS
For over 30 years

91 Moor Lane, Newby

Guide Price £245,000







91 Moor Lane

Newby, Scarborough

- THREE BEDROOM SEMI DETACHED HOME
- NESTLED IN THE SOUGHT AFTER NEWBY AREA
- IMMACULATELY PRESENTED THROUGHOUT
- TRANQUIL FAR REACHING SEA AND CASLTE VIEWS
- MODERN KITCHEN AND SEPARATE DINING ROOM WITH UNDERFLOOR HEATING
- DOWNSTAIRS AND UPSTAIRS WC
- SPACIOUS LOUNGE WITH FIREPLACE
- FRONT AND BACK CCTV CAMERS AND USEFUL UTILITY ROOM
- DRIVEWAY PROVIDING OFF STREET PARKING WITH LIGHTS
- SPACIOUS GARDEN WITH PATIO AREA AND TWO OUTDOOR PLUG SOCKETS

We are delighted to present this immaculately presented three bedroom semi-detached home, nestled in the sought-after Newby area with tranquil far reaching sea and castle views.

Offering a welcoming layout and a range of modern improvements, this appealing property is well suited to family life. The spacious lounge features a fireplace, creating an inviting setting in which to relax. A modern kitchen is complemented by a separate dining room both with underfloor heating, providing a comfortable space for family meals and entertaining. A useful utility room, with access to the rear garden, adds to the practicality of the ground floor, alongside a downstairs WC. Upstairs, the property offers three bedrooms, together with a bathroom and separate toilet, both renewed in 2024. The whole house was stripped back and replastered in 2013/14, while new windows and a front door were installed in 2021. A new boiler was fitted in 2022 and benefits from a 10 year warranty.







Additional features include front and rear CCTV cameras, a spacious rear garden mainly laid to lawn with a patio area, two outdoor plug sockets and a driveway providing off-street parking. The driveway lights can be operated by a mains switch or timer. With its excellent presentation, beautiful views, practical features and desirable Newby location, this home is ready to be appreciated. Contact us today to arrange a viewing and discover all it has to offer.

GROUND FLOOR

Entrance Vesitbule

Hallway

Lounge 17' 9" x 11' 10" (5.40m x 3.60m)

Dining Room 10' 10" x 9' 10" (3.30m x 3.00m)

Kitchen 10' 10" x 6' 11" (3.30m x 2.10m)

Utility Room

WC

FIRST FLOOR

Landing

Bedroom 12' 2" x 9' 10" (3.70m x 3.00m)

Bedroom 10' 10" x 9' 10" (3.30m x 3.00m)

Bedroom 8' 2" x 7' 3" (2.50m x 2.20m)

Bathroom 7' 7" x 5' 7" (2.30m x 1.70m)

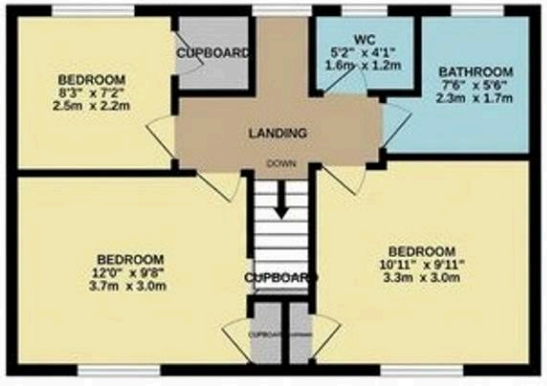
WC 5' 3" x 3' 11" (1.60m x 1.20m)

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

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



Interested?

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132