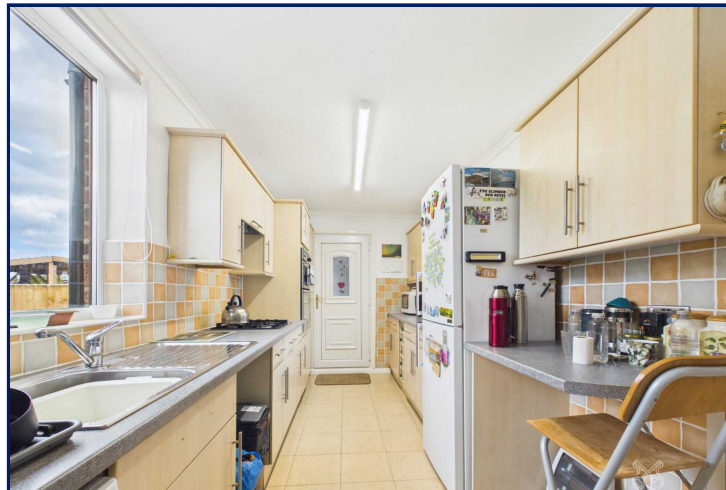
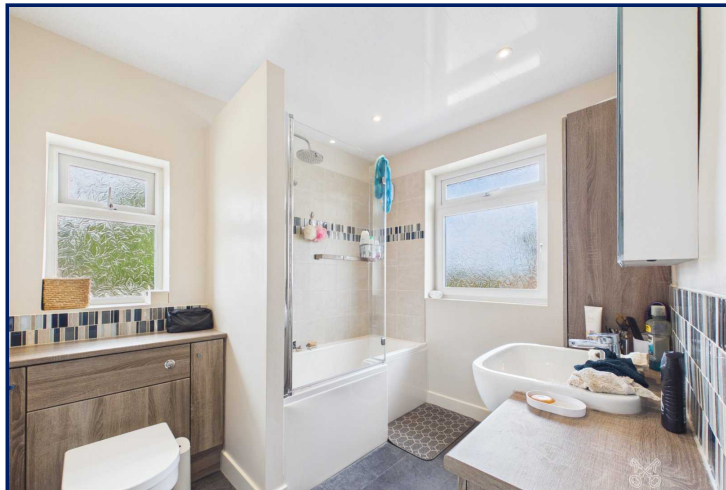




The Green, Scarborough, North
Yorkshire, YO12

Asking Price: £250,000
Freehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

The Green, Scarborough, North Yorkshire, YO12
Asking Price: £250,000 Freehold

Council Tax Band: B
EPC Rating: D

*** A spacious three-bedroom semi-detached family home featuring a stunning landscaped rear garden, ample off-street parking for multiple vehicles, garage storage, and a convenient location close to schools, local amenities and Scarborough town centre. ***

Description

Situated in a desirable Newby residential location, this attractive three-bedroom semi-detached home offers spacious accommodation, extensive outdoor space, and excellent parking facilities, making it an ideal purchase for families, first-time buyers, or those seeking additional storage and garden space.

The property benefits from a welcoming entrance, generous living accommodation, and three well-proportioned bedrooms. Externally, the home truly stands out with its large, beautifully landscaped rear garden, providing the perfect setting for outdoor entertaining, family activities, or simply relaxing in a private and peaceful environment.

Additional features include a detached garage, ideal for storage purposes, together with a garden shed offering further practical space for tools and equipment. To the front of the property is a large driveway with ample parking for multiple vehicles with electric vehicle charger, a highly sought-after feature for modern family living.

The property enjoys a convenient position close to a wide range of local amenities, including, schools, shops, supermarkets, schools and leisure facilities.

Early viewing is highly recommended to fully appreciate the quality, space, and superb setting of this home. Viewings can be arranged through our office, and an online virtual tour is also available.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Property Information

Local Authority - North Yorkshire
Conservation Area - No
Coal Mining Area - No

Council Tax Band - Band B
Council Tax Estimate £1,979
Latest FENSA Work 07/07/2014

Flood Risk:
Rivers & Seas - Very low
Surface Water - Very low

Coverage:
Mobile (based on calls indoors)
O2 - Good
EE - Average
Three - Good
Vodafone - Average

Broadband: (estimated speeds)
Standard 5 mbps
Superfast 50 mbps
Ultrafast 10000 mbps

Satellite & Cable TV Availability:
BT - Yes
Sky - Yes
Virgin Media - Yes

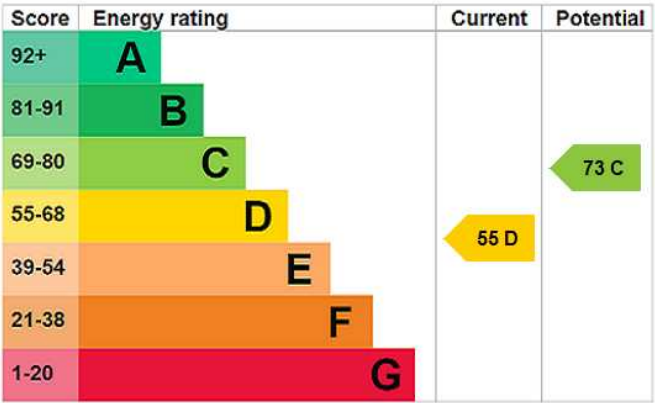
Agent Note

HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF).

This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on.

We elected for this verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC.

The administrative charge for this process is £40 plus VAT for a sole purchaser, £65 plus VAT for two purchasers and £75 plus VAT three or more purchasers.



For Full EPC details, please contact the branch.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited by Rogers Stewart Associates Ltd (company number 06246530 registered in England at 10-12 Market Street, Guisborough TS14 6HF

All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Other important information which you will need to know about this property can be found at reedsrains.co.uk