



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



OFFERS IN EXCESS OF £315,000
69 SCALBY ROAD, SCARBOROUGH, YO12 5QL

- Stunning Family Home
- Five Bedrooms
- Two Reception Rooms
- Gardens And Parking

THIS STUNNING PERIOD SEMI DETACHED VILLA SITUATED IN THIS POPULAR AREA PRESENTED TO A LOVELY STANDARD THROUGHOUT. A MATURE FAMILY HOME WITH FIVE BEDROOMS, MODERN INTERIOR YET STILL RETAINING THE CHARACTER AND CHARM, GARDENS AND OFF-STREET PARKING AREA.



TIPPLE UNDERWOOD ESTATE AGENTS
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



TOTAL FLOOR AREA : 1756 sq.ft. (163.1 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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Property Description

The property when briefly described comprises, entrance lobby, hallway, bay fronted lounge, further bay windowed living room, modern kitchen diner, utility room and w/c to the ground floor. On the first floor are four well-appointed bedrooms and a modern four-piece bathroom. To the floor above is a fifth bedroom and loft room. The property is elevated from the road, has a wood burning stove, gardens to three sides with large stone flagged patio, separate lawn and block paved parking area accessed via Osborne Park.



MAIN DESCRIPTION

ENTRANCE LOBBY

HALLWAY

LOUNGE

12' 6" x 11' 10" (3.81m x 3.61m)

LIVING ROOM

13' 1" x 12' 6" (3.99m x 3.81m)

KITCHEN/DINER

20' 4" x 11' 3" (6.2m x 3.43m) max

UTILITY ROOM

7' 3" x 6' 3" (2.21m x 1.91m)

WC

LANDING

BEDROOM

13' 1" x 12' 2" (3.99m x 3.71m)

BEDROOM

13' 1" x 12' 2" (3.99m x 3.71m)

BEDROOM

10' 10" x 9' 10" (3.3m x 3m)

BEDROOM

13' 1" x 7' 10" (3.99m x 2.39m)

BATHROOM

BEDROOM

19' 4" x 9' 6" (5.89m x 2.9m)

LOFT ROOM

16' 9" x 8' 2" (5.11m x 2.49m)

GARDENS

PARKING