



Tipple Underwood
Estate Agent

£300,000

225 SCALBY ROAD, SCARBOROUGH, YO12 6TE

- Detached House
- Three Bedrooms
- Modern Interior
- Beautiful Gardens

SITUATED AT THE END OF A CUL DE SAC IN THIS POPULAR NORTH SIDE LOCATION IS A SUPERB MODERNISED THREE BEDROOM DETACHED HOUSE. WELL PRESENTED THROUGHOUT, WITH OPEN PLAN LIVING KITCHEN DINER, THREE BEDROOMS, GARDENS AND GARAGE AND A FANTASTIC GARDEN OFFICE.

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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



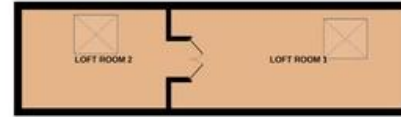
GROUND FLOOR
503 sq ft (46.7 sq.m.) approx.



1ST FLOOR
481 sq ft (44.7 sq.m.) approx.



2ND FLOOR
237 sq ft (22.0 sq.m.) approx.



TOTAL FLOOR AREA: 1221 sq ft (113.4 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

This detached family home when briefly described comprises, large entrance hall, dual aspect lounge with patio doors leading out to the rear garden, open plan living kitchen diner with modern kitchen and island on the ground floor. To the first floor are three well-appointed bedrooms and recently fitted bathroom. A steep staircase leading to two useful loft rooms above. To the rear of the property is a lovely, enclosed garden with sunken patio area, lawn and a superb timber home office. Front landscaped garden with architectural design, driveway leading to the detached garage at the rear.



GROUND FLOOR

ENTRANCE HALL

LOUNGE

16' 4" x 11' (4.98m x 3.35m)

LIVING KITCHEN DINER

19' x 13' 2" (5.79m x 4.01m) max

FIRST FLOOR

LANDING

BEDROOM

12' 6" x 8' 9" (3.81m x 2.67m)

BEDROOM

10' 5" x 9' 9" (3.18m x 2.97m)

BEDROOM

9' 4" x 7' 2" (2.84m x 2.18m)

BATHROOM

9' 9" x 6' 4" (2.97m x 1.93m)

SECOND FLOOR

LOFT ROOM 1

18' 3" x 7' 4" (5.56m x 2.24m)

LOFT ROOM 2

11' 2" x 7' 4" (3.4m x 2.24m)

OUTSIDE

GARDENS

GARDEN OFFICE

15' x 10' (4.57m x 3.05m)

GARAGE