



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



**£350,000**

14 NORTHFIELD WAY, SCALBY, SCARBOROUGH, YO13 0PW

- Link Detached House
- Three Bedrooms
- Extended Living Space
- En-Suite To Master

SITUATED IN THE EVER-POPULAR NORTH SIDE VILLAGE OF SCALBY, WE HAVE A WELL PROPORTIONED THREE BEDROOM LINK DETACHED HOUSE WITH EXTENDED LIVING SPACE, MASTER BEDROOM WITH EN SUITE, ENCLOSED REAR GARDEN IN A CUL DE SAC LOCATION.



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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  
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



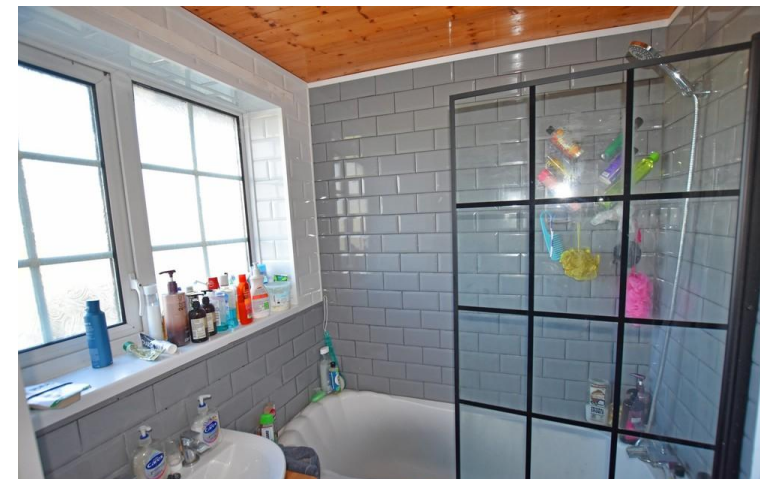
TOTAL FLOOR AREA: 1487 sq.ft. (138.2 sq.m.) approx.

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 hall, bay fronted dual aspect lounge, open plan dual aspect kitchen diner, inner hallway leading to the extended former garage now arranged as further living/dining space with recently installed boiler and storage room to the front. Rear hallway and cloakroom. On the first floor are three well-appointed bedrooms, master with en-suite and family bathroom. Mature fore garden with gravelled driveway and enclosed mature rear garden.



### GROUND FLOOR

ENTRANCE HALL

LOUNGE  
21' 5" x 11' (6.53m x 3.35m)

KITCHEN/DINER  
21' 5" x 9' 9" (6.53m x 2.97m)

LOUNGE/DINER  
20' 2" x 15' 3" (6.15m x 4.65m)

STOREROOM

REAR HALL

CLOAKROOM

### FIRST FLOOR

LANDING

MASTER BEDROOM  
16' 0" x 9' 10" (4.88m x 3m)  
ENSUITE

BEDROOM  
12' 3" x 11' 2" (3.73m x 3.4m)

BEDROOM  
9' 2" x 9' 6" (2.79m x 2.9m)

BATHROOM

### OUTSIDE

GARDENS