



£325,000

111 SCALBY ROAD, SCARBOROUGH, YO12 5QL

- Stunning Property
- Six Bedrooms
- Two Reception Rooms
- Gardens And Parking

A TRULY MAGNIFICENT SEMI-DETACHED VICTORIAN VILLA WITH BEAUTIFUL TIERED GARDENS, FANTASTIC GRAND ROOMS AND PERIOD FEATURES IN A CONVENIENT LOCATION. AN IDEAL PROPERTY FOR A GROWING FAMILY WITH SIX BEDROOMS, TWO LARGE RECEPTION ROOMS, BREAKFAST KITCHEN, GARDENS AND GENEROUS PARKING TO THE REAR.



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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.

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GROUND FLOOR
APPROX. FLOOR
AREA 890 SQ.FT.
(82.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 711 SQ.FT.
(66.0 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2027 SQ.FT. (188.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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, large dining room, breakfast kitchen, rear storage and utility to the ground floor. On the first floor are four bedrooms and family bathroom. On the second floor are two further double bedrooms and shower room. Well maintained tiered gardens offering various seating areas to enjoy the sun throughout the day. To the rear of the garden is a workshop and large parking area accessed via Osborne Park.



GROUND FLOOR

LOBBY

HALLWAY

LOUNGE
16' 6" x 14' (5.03m x 4.27m)

DINING ROOM
15' 3" x 12' 3" (4.65m x 3.73m)

KITCHEN/BREAKFAST ROOM
18' 3" x 11' 3" (5.56m x 3.43m)

REAR VESTIBULE/UTILITY

CONSERVATORY
12' x 8' (3.66m x 2.44m)

FIRST FLOOR

LANDING

BEDROOM
16' 9" x 11' 9" (5.11m x 3.58m)

BEDROOM
12' 6" x 12' 3" (3.81m x 3.73m)

BEDROOM
10' 3" x 6' 9" (3.12m x 2.06m)

BEDROOM
8' x 5' 9" (2.44m x 1.75m)

BATHROOM
11' 3" x 9' 9" (3.43m x 2.97m)

SECOND FLOOR

LANDING

BEDROOM
12' 9" x 12' 9" (3.89m x 3.89m)

BEDROOM
18' 9" x 8' 3" (5.72m x 2.51m)

SHOWER ROOM

OUTSIDE

GARDENS

WORKSHOP

PARKING