



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		



**£245,000**

423 SCALBY ROAD, NEWBY, SCARBOROUGH, YO12 6JA

- Semi Detached Cottage
- Newby Location
- Immaculate Presentation
- Gardens And Off Street Parking

A TRULY STUNNING TWO BEDROOM COTTAGE IN THIS ENVIABLE LOCATION, PRESENTED TO AN EXCEPTIONAL STANDARD THROUGHOUT. GORGEOUS GARDENS TO THE REAR WITH TIMBER SUMMER HOUSE, PAVED SEATING AREAS AND IMMACULATE LAWNS, OFF STREET PARKING FOR TWO CARS AT THE FRONT.



TIPPLE UNDERWOOD ESTATE AGENTS  
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

CONTACT  
www.tippleunderwood.co.uk  
01723 350299  
mail@tippleunderwood.co.uk

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.

423 Scalby Road, Newby, Scarborough, YO12 6UA



TOTAL FLOOR AREA : 948 sq.ft. (88.1 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.  
Made with Metropix ©2023

### Property Description

This property really needs to be viewed to be appreciated, credit to the current owners who have upgraded the property to its current standard. The property when briefly described comprises entrance hall, front facing lounge with wood burning stove, rear facing dining room, breakfast room and modern befitting kitchen to the ground floor. On the first floor are two well-appointed double bedrooms and a modern shower room. The enclosed garden at the rear is real asset, immaculately presented, timber summer house with light and power connected, lawns, mature planting, timber shed and two further patio seating areas. To the front of the property is a block paved parking area allowing off street parking for at least two vehicles.

### GROUND FLOOR

ENTRANCE HALL

LOUNGE  
13' 11" x 11' 11" (4.24m x 3.63m)

DINING ROOM  
10' 2" x 9' 7" (3.1m x 2.92m)

BREAKFAST ROOM  
14' 8" x 9' 4" (4.47m x 2.84m)

KITCHEN  
11' 10" x 9' 6" (3.61m x 2.9m)

### FIRST FLOOR

LANDING

BEDROOM  
13' 11" x 11' 11" (4.24m x 3.63m)

BEDROOM  
10' 6" x 9' 7" (3.2m x 2.92m)

SHOWER ROOM  
9' 5" x 6' 9" (2.87m x 2.06m)

### OUTSIDE

GARDEN

PARKING

