



**OFFERS IN EXCESS OF £330,000**  
48 SCHOLLS PARK ROAD, SCARBOROUGH, YO12 6QY

- Popular Location
- Four Bedrooms
- Large Gardens
- Thoughtfully Extended

SITUATED IN THE EVER-POPULAR SCALBY MILLS AREA OF SCARBOROUGH, WE ARE PROUD TO OFFER FOR SALE THIS EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE ON A LARGE PLOT. OFFERING THE POTENTIAL PURCHASER A DIVERSE HOUSE, LAYED OUT WITH EITHER FOUR BEDROOMS OR GROUND FLOOR ENTERTAINMENT ROOM, THIS IS A GREAT PROPERTY IN A LOVELY LOCATION.



**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.



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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 porch, hallway, bay fronted lounge, open plan to the dining room, modern large L shaped kitchen diner, cloakroom and bedroom 4/ games room. On the first floor are two large double bedrooms, modern bathroom and dressing area. To the second floor is a further double bedroom, with built in storage. Off street parking and lawned garden to the front, at the rear of the property is a large garden with flagged patio area, covered entertaining space, and large lawn.



## GROUND FLOOR

PORCH  
6' 5" x 5' 4" (1.96m x 1.63m)

HALLWAY

LOUNGE  
13' 6" x 13' (4.11m x 3.96m)

DINING ROOM  
12' 3" x 11' 4" (3.73m x 3.45m)

KITCHEN/DINER  
19' 1" x 17' 6" (5.82m x 5.33m) Max, L-shaped.

BEDROOM/GAMES ROOM  
15' 8" x 6' 10" (4.78m x 2.08m)

CLOAKROOM

## FIRST FLOOR

LANDING

BEDROOM  
13' 9" x 10' 9" (4.19m x 3.28m)

BEDROOM  
12' 3" x 11' (3.73m x 3.35m)

BATHROOM

DRESSING AREA

## SECOND FLOOR

LANDING

BEDROOM  
14' 3" x 12' 3" (4.34m x 3.73m)

## OUTSIDE

GARDENS