



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



**£375,000**

50 HACKNESS ROAD, SCARBOROUGH, YO12 5RY

- Semi-Detached House
- Four Bedrooms
- Fantastic Location
- Gardens And Garage

KNOWN LOCALLY AS THE "GINGERBREAD HOUSE", THIS CHARMING PROPERTY IS AS IMPRESSIVE ON THE INSIDE AS IT IS ON THE OUTSIDE. PACKED FULL OF QUIRKY CHARM AND CHARACTER, A LOVELY COMFORTABLE FEEL, FOUR BEDROOMS, BEAUTIFUL GARDENS ALL SITUATED IN THE DESIRABLE NORTH SIDE LOCATION OF NEWBY ON THIS EVER-POPULAR STREET.



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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**

ENTRANCE LOBBY

HALLWAY

LIVING ROOM  
16' 9" x 15' 6" (5.11m x 4.72m) max

KITCHEN  
12' 0" x 9' 4" (3.66m x 2.84m)

UTILITY PORCH

PANTRY

CLOAKROOM

**FIRST FLOOR**

LANDING

BEDROOM  
12' x 10' 7" (3.66m x 3.23m) into bay

BEDROOM  
13' 3" x 10' 4" (4.04m x 3.15m)

BEDROOM  
12' x 8' 5" (3.66m x 2.57m)

BEDROOM  
9' x 6' 4" (2.74m x 1.93m)

BATHROOM

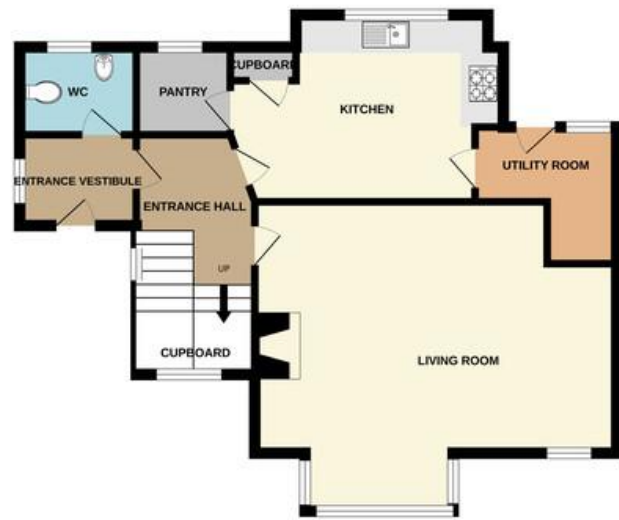
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**OUTSIDE**

GARDENS

GARAGE

GROUND FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1138 sq.ft. (105.7 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, cloakroom, large living room, with "AGA" multi fuel stove, befitting cottage kitchen with walk in pantry, and rear utility porch. On the first floor are four bedrooms, family bathroom and a separate w/c. Mature garden to the outside of the property with gravelled driveway and detached garage.

