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189 Scalby Road, Scarborough  
Offers Over £350,000



## 189 Scalby Road

Scarborough, Scarborough

- BEAUTIFULLY MAINTAINED GARDENS FRONT & REAR
- BOARDED LOFT ROOM/HOBBIES ROOM
- THREE BEDROOM DETACHED HOUSE IN POPULAR NORTH SIDE LOCATION
- OFF-STREET PARKING & GARAGE
- GROUND FLOOR EXTENSION & W/C

Located on Old Scalby Road in the charming town of Scarborough, this delightful three-bedroom extended detached house offers a perfect blend of comfort and convenience. Situated in a popular location, the property is ideally positioned close to the hospital, making it a practical choice for families and professionals alike.

Upon entering, you are welcomed into an elegant hallway leading to a spacious open-plan kitchen, dining, and sitting room, which creates a warm and inviting atmosphere for both relaxation and entertaining. The ground floor also features a well-proportioned living room, providing ample space for family gatherings or quiet evenings at home. A convenient downstairs w/c and utility adds to the practicality of the layout.

The property boasts three generously sized bedrooms, ensuring plenty of room for family or guests. The beautifully maintained front and rear gardens are a true highlight, offering a serene outdoor space to unwind. The rear garden features a summerhouse, decked and paved seating areas, a greenhouse, and a storage shed, making it an ideal spot for gardening enthusiasts or those who simply enjoy outdoor living.

For those with vehicles, the property provides off-street parking for up to three vehicles, along with a garage for additional storage or workshop space. A unique feature of this home is the boarded loft room, accessible via a ladder and complete with a Velux window, offering potential for a variety of uses, whether as a study, hobbies room or additional storage.



## ACCOMMODATION

### GROUND FLOOR

#### Living Room

Dimensions: 7.1 x 3.9 max (23'3" x 12'9" max).

#### Kitchen

Dimensions: 3.8 x 3.3 max (12'5" x 10'9" max).

#### Sitting/Dining Room

Dimensions: 4.1 x 4.5 max (13'5" x 14'9" max).

#### Utility

Dimensions: 1/2 x 1.0 max (3'3" / 6'6" x 3'3" max).

#### W/C

Dimensions: 1.9 x 1.0 max (6'2" x 3'3" max).

### FIRST FLOOR

#### Bedroom 1

Dimensions: 4.1 x 4.3 max (13'5" x 14'1" max).

#### Bedroom 2

Dimensions: 3.9 x 3.2 max (12'9" x 10'5" max).

#### Bedroom 3

Dimensions: 2.9 x 2.1 max (9'6" x 6'10" max).

#### Bathroom

Dimensions: 3.5 x 1.8 max (11'5" x 5'10" max).

### SECOND FLOOR

#### Loft Room

Dimensions: 2.4 x 6.4 max (7'10" x 20'11" max).

#### Externally

To the front of the property lies a front paved garden and off-street parking for up to two vehicles leading to a further parking area beyond the gates and a single garage. To the rear of the property lies a beautifully maintained and mature rear garden with multiple seating areas, storage, greenhouse and summer house with power.

#### Details Prepared

AB200525





TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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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