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1 The Old Nurseries South Street, Scalby

Guide Price **£475,000**

1 The Old Nurseries South Street

Scalby, Scarborough

- IMPRESSIVE STONE BUILT THREE BEDROOM HOME
- BUILT CIRCA 2010 - IN GREAT ORDER THROUGHOUT
- DOWNSTAIRS WC, EN-SUITE TO MASTER, HOUSE BATHROOM
- MODERN FITTED KITCHEN/DINER
- PRIVATE LAWNED GARDENS AND OFF-STREET PARKING
- WELL LOCATED WITHIN THE VILLAGE OF SCALBY

This IMPOSING, STONE BUILT, THREE BEDROOM DETACHED FAMILY HOME was built CIRCA 2010 and occupies an enviable secluded setting in the heart of SCALBY VILLAGE with PRIVATE LAWNED GARDENS and OFF-STREET PARKING. This modern, attractive home offers generous, well appointed living space throughout in the form of an entrance hall with a glass balustrade, double doors into a generous lounge with a feature fireplace and a door to a downstairs WC. Also to the ground floor lies a spacious modern kitchen/diner fitted with a range of integrated appliances (electric oven and hob, microwave, dishwasher and full size fridge and freezer), new units and a utility cupboard. To the first floor of the property lies a landing with access to a loft space via a pull down ladder, a master bedroom with a modern en-suite shower room, two further bedrooms and a modern house bathroom. Externally, the property benefits from private lawned gardens with hedged boundaries, a rear courtyard and off street parking. There is also a further fenced and gated garden to the rear with patio and feature lighting. Being located within the popular Scalby village means the property affords excellent access to a wide range of amenities and attractions including local shops, a choice of popular eating a drinking establishments, tennis courts, bowls club, popular schools (Primary and Secondary) and Scarborough Rugby Club & Gym.

ACCOMMODATION:

GROUND FLOOR

Entrance Hallway 15'8" x 6'10" max

Living Room 16'8" x 15'8"

Downstairs WC 7'2" x 3'3"

Kitchen/Diner 23'11" max x 11'5" max

Utility Cupboard 4'7" x 3'3"

FIRST FLOOR

Landing

Master Bedroom 16'0" max x 14'5" max

En-suite to the Master 8'6" x 4'11"

Bedroom Two 14'5" x 9'10"

Bedroom Three 11'1" x 7'2"

House Bathroom 9'10" max x 8'10" max

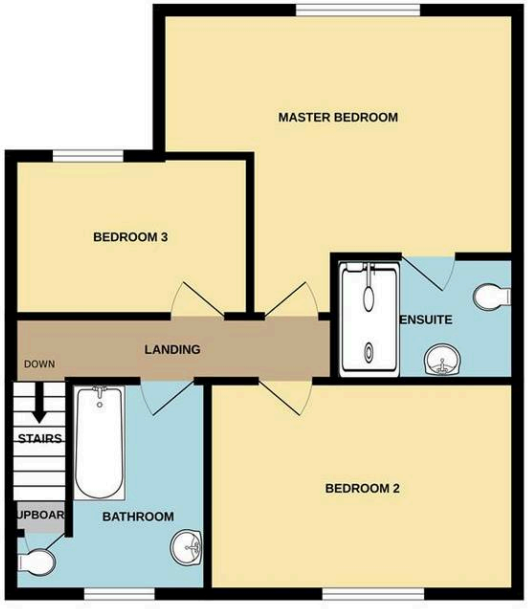
Details Prepared TLPF/12092025

HMRC Check

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.

1ST FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1190 sq.ft. (110.5 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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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132