





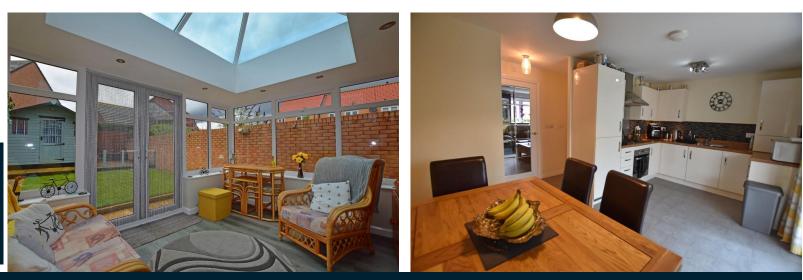


Tipple Underwood

£245,000 32 BUTTERBUR LANE, SCALBY, SCARBOROUGH, YOI3 0BX

- Three Bedrooms •
- Gardens And Garage ٠
- Sough After Location ٠
- Additional Garden • Room/Conservatory

SITUATED ON THE POPULAR HIGH MILL DEVELOPMENT THIS UPGRADED THREE BEDROOM SEMI DETACHED HOUSE IS PRESENTED TO A FANTASTIC STANDARD THROUGHOUT, WITH AN ADDITIONAL GARDEN ROOM/CONSERVATORY AT THE REAR. FANTASTIC ENCLOSED SOUTH FACING GARDEN TO THE REAR MAINLY LAID TO LAWN WITH TIMBER SUMMER HOUSE WHICH HAS LIGHT AND POWER CONNECTED, RAISED BEDS AND EXTERNAL POWER.



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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 are for general guidance ses 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 measure

32 Butterbur Lane, Scalby, Scarborough, YOI3 0BX

GROUND FLOOR 520 sq.ft. (48.3 sq.m.) approx.



BEDROOM BEDROOM BATHROOM MASTER BEDROOM

1ST FLOOR 410 sq.ft. (38.1 sq.m.) approx.



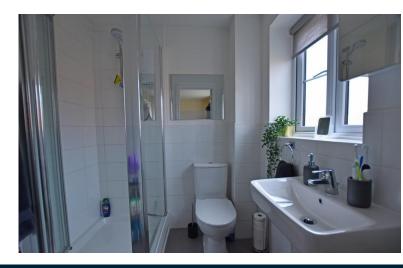


Property Description

Situated on an extremely popular recent development this well-proportioned three bedroom semi-detached house is presented to an exacting standard throughout, modern kitchen diner, front facing lounge, garden room/conservatory, three well-appointed bedrooms master en suite, stunning south facing garden to the rear, garage with light and power connected and off street parking space. Well regarded primary and secondary schools in the locality, close to the north bay attractions and a short walk to Scalby village centre.







GROUND FLOOR

ENTRANCE HALL

LOUNGE 14' x 12' (4.27m x 3.66m)

KITCHEN/DINER 15' 4" x 9' 5" (4.67m x 2.87m)

GARDEN ROOM/CONSERVATORY II' x 12' (3.35m x 3.66m)

WC

FIRST FLOOR

LANDING

MASTER BEDROOM I I' 2" x 10' (3.4m x 3.05m) Plus recess

ENSUITE

BEDROOM 10' 10" x 8' 6" (3.3m x 2.59m)

BEDROOM 11' 8" x 6' 7" (3.56m x 2.01m)

BATHROOM

OUTSIDE

GARAGE

GARDEN