




Score	Energy rating	Current	Potential
92+	<b>A</b>		96 <b>A</b>
81-91	<b>B</b>	83 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		





**£245,000**

32 BUTTERBUR LANE, SCALBY, SCARBOROUGH, YO13 0BX

- Three Bedrooms
  - Gardens And Garage
  - Sough After Location
  - 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.



TIPPLE UNDERWOOD ESTATE AGENTS

3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

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 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





TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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

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  
11' x 12' (3.35m x 3.66m)

WC

### FIRST FLOOR

LANDING

MASTER BEDROOM  
11' 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