



Tipple Underwood

£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, 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

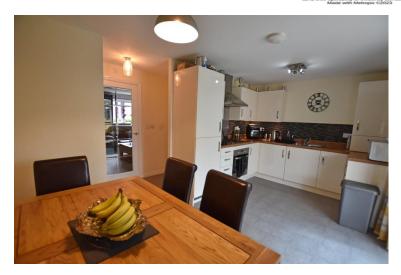
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recherch the measurements.

GROUND FLOOR 520 sq.ft. (48.3 sq.m.) approx. 1ST FLOOR 410 sq.ft. (38.1 sq.m.) approx.





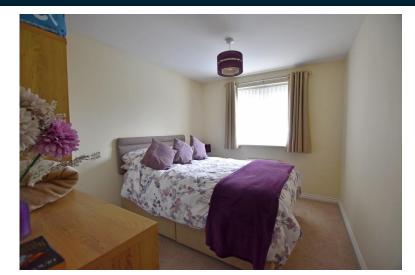
Whilst every attempt has been made to ensure the accuracy of the Booglan contained here, measureme whilst every attempt has been made to ensure the accuracy of the Booglan contained here, measureme omission or ms-statement. This plan is for illustration purposes only and should be used as such by are prospective purchaser. The services, systems and appliances shown have not been ested and no guarar prospective purchaser. The services, systems and appliances shown have not been ested and no guarar prospective purchaser. The services, systems and appliances shown have not been ested and no guarar prospective purchaser. The services, systems are all appliances above his way to be serviced as the services of the services o





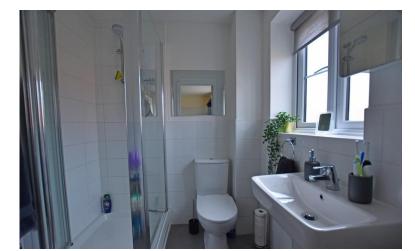
Property Description

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.









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 I 1' x 12' (3.35m x 3.66m)

WC

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 | | | 8" x 6' 7" (3.56m x 2.01m)

BATHROOM

GARAGE

GARDEN