



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



**£360,000**

18 SCALBY BECK ROAD, SCALBY, SCARBOROUGH, YO13 0RD

- Recently Renovated
- Open Plan Living Kitchen Diner
- Two Double Bedrooms
- Garage And Gardens

RENOVATED TO A SUPERB STANDARD, THIS DETACHED TWO BEDROOM BUNGALOW IN SCALBY VILLAGE HAS BEEN RECONFIGURED TO OFFER OPEN PLAN LIVING KITCHEN DINER OVERLOOKING THE REAR, TWO WELL APPOINTED BEDROOMS AND SEPARATE LOUNGE TO THE FRONT. The property when briefly described comprises, entrance porch, hallway, open plan modern



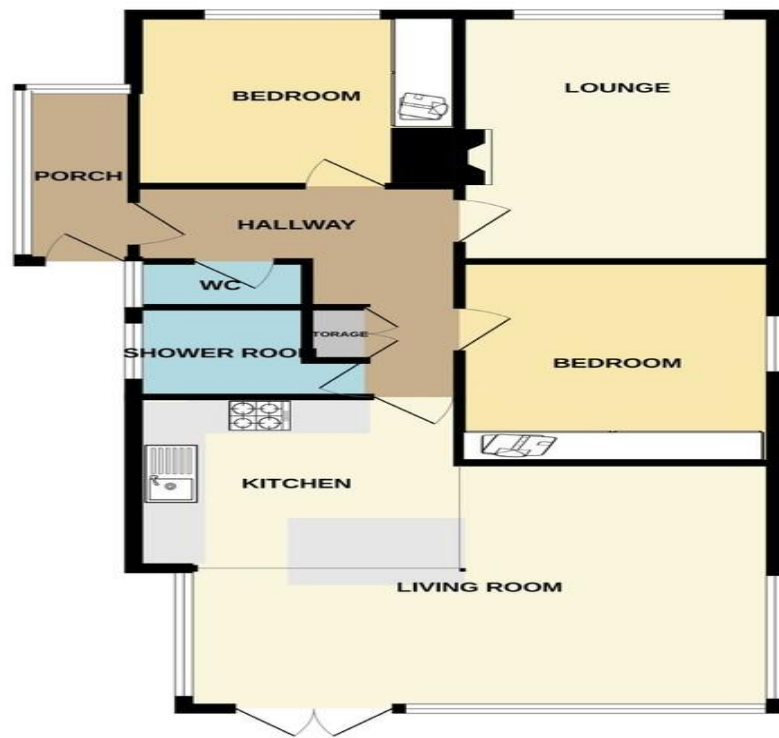
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



GROUND FLOOR  
852 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 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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### Property Description

The property when briefly described comprises, entrance porch, hallway, open plan modern living kitchen diner, two double bedrooms both with contemporary fitted wardrobes, separate lounge, shower room and separate w/c. Gardens to both the front and rear of the property, garage and block paved driveway. New gas central heating system, rewired, plastered and decorated. This is stunning bungalow in a superb location, so book today to avoid disappointment.



### GROUND FLOOR

- PORCH
- HALLWAY
- LIVING KITCHEN DINER  
18' 8" x 18' 7" (5.69m x 5.66m) max.
- LOUNGE  
14' 7" x 10' 8" (4.44m x 3.25m)
- BEDROOM  
12' x 10' (3.66m x 3.05m)
- BEDROOM  
10' 2" x 10' 2" (3.1m x 3.1m)
- SHOWER ROOM
- WC
- OUTSIDE**
- GARDENS
- GARAGE