







# OFFERS OVER £300,000 111 SCALBY ROAD, SCARBOROUGH, YO12 5QL

- Stunning Property
- Six Bedrooms
- Two Reception Rooms
- Gardens And Parking

A TRULY MAGNIFICENT SEMI-DETACHED VICTORIAN VILLA WITH BEAUTIFUL TIERED GARDENS, FANTASTIC GRAND ROOMS AND PERIOD FEATURES IN A CONVENIENT LOCATION. AN IDEAL PROPERTY FOR A GROWING FAMILY WITH SIX BEDROOMS, TWO LARGE RECEPTION ROOMS, BREAKFAST KITCHEN, GARDENS AND GENEROUS PARKING TO THE REAR.





TIPPLE UNDERWOOD ESTATE AGENTS

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

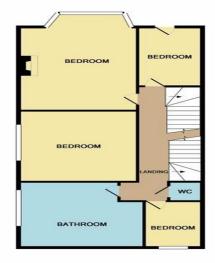
www.tippleunderwood.co.uk 01723 350299 mail@tippleunderwood.co.uk

Agents vote. Writist every care has been taken to prepare these same banticulars, 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 recheck the measurements

### 111 Scalby Road, Scarborough, YO12 5QL



AREA 890 SQ.FT.
(82.7 SQ.M.)
TOTAL APPROX. FLOOR AREA 2027 SQ.FT. (188.3 SQ.M.)
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1ST FLOOR APPROX. FLOOR AREA 711 SQ.FT.



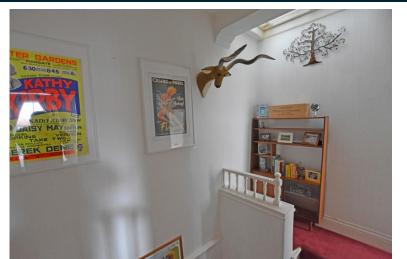
APPROX. FLOOI AREA 426 SQ.FT (39.5 SQ.M.)





## **Property Description**

The property when briefly described comprises, entrance lobby, hallway, bay fronted lounge, large dining room, breakfast kitchen, rear storage and utility to the ground floor. On the first floor are four bedrooms and family bathroom. On the second floor are two further double bedrooms and shower room. Well maintained tiered gardens offering various seating areas to enjoy the sun throughout the day. To the rear of the garden is a workshop and large parking area accessed via Osborne Park.









#### **GROUND FLOOR**

LOBBY

**HALLWAY** 

LOUNGE 16' 6" x 14' (5.03m x 4.27m)

DINING ROOM 15' 3" x 12' 3" (4.65m x 3.73m)

KITCHEN/BREAKFAST ROOM 18' 3" x 11' 3" (5.56m x 3.43m)

REAR VESTIBULE/UTILITY

CONSERVATORY 12' x 8' (3.66m x 2.44m)

#### **FIRST FLOOR**

LANDING

BEDROOM 16' 9" x 11' 9" (5.11m x 3.58m)

BEDROOM 12' 6" x 12' 3" (3.81m x 3.73m)

BEDROOM 10' 3" x 6' 9" (3.12m x 2.06m)

BEDROOM 8' x 5' 9" (2.44m x 1.75m)

BATHROOM 11' 3" x 9' 9" (3.43m x 2.97m)

#### **SECOND FLOOR**

LANDING

BEDROOM 12' 9" x 12' 9" (3.89m x 3.89m)

BEDROOM 18' 9" x 8' 3" (5.72m x 2.51m)

SHOWER ROOM

#### **OUTSIDE**

GARDENS

**WORKSHOP** 

**PARKING**