







£425,000

19 THE PARK, SCALBY, SCARBOROUGH, NORTH YORKSHIRE, YO13 0PY

- Stunning Period Property
- Four Bedrooms
- Scalby Village Location
- Private Gardens

SITUATED IN THE EVER-POPULAR SCALBY VILLAGE THIS FOUR BEDROOM FAMILY HOME HAS UNDERGONE A DRAMATIC SCHEME OF MODERNISATION AND IMPROVEMENT IN RECENT YEARS. THIS SYMPATHETIC RESTORATION HAS BEEN CLEVERLY DONE COMBINING MODERN FITTINGS YET STILL RETAINING THE PERIOD FEATURES AND CHARACTER OF THE HOUSE.





TIPPLE UNDERWOOD ESTATE AGENTS

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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 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

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GROUND FLOOR 752 sq.ft. (69,9 sq.m.) approx. 1ST FLOOR 398 sq.ft. (37.0 sq.m.) approx. 2ND FLOOR 330 sq.ft. (30.7 sq.m.) approx.





TOTAL FLOOR AREA: 1480 sq.ft. (137.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measureme of doors, windows, rooms and any other items are approximate and no responsibility is taken for any err omission or mis-statement. This plan is for illustrative purposes only and should be used as such by an prospective purchase. The services, systems and appliances shown have not been setted and no guarant.



Property Description

Briefly described the property comprises two reception rooms, family kitchen diner, utility room and shower to the ground floor. With four well-appointed bedrooms and house bathroom to the two floors above. Externally are gardens to the front and rear with the provision for off street parking if required. This property truly requires internal inspection to be appreciated.











GROUND FLOOR

PORCH

HALLWAY

LOUNGE 14' 6" x 11' 5" (4.42m x 3.48m)

DINING ROOM 14' 8" x 13' 3" (4.47m x 4.04m)

KITCHEN/DINER 21' 9" x 10' 3" (6.63m x 3.12m) UTILITY ROOM

SHOWER ROOM

FIRST FLOOR

LANDING

BEDROOM | | | 9" x | | 1 | 4" (3.58m x 3.45m)

BEDROOM 11' 6" x 9' 11" (3.51m x 3.02m)

BATHROOM

SECOND FLOOR

LANDING

BEDROOM 16' | | " x | | | 4" (5.16m x 3.45m)

BEDROOM 9' 7" x 6' 6" (2.92m x 1.98m)

OUTSIDE

GARDENS