



OFFERS IN EXCESS OF £400,000

11A SCALBY BECK ROAD, SCALBY, SCARBOROUGH, YO13 0RE

- Detached House
- Four Bedrooms
- Conservatory
- Garage And Gardens

SITUATED IN THE PRETTY NORTH SIDE VILLAGE OF SCALBY IS THIS FOUR BEDROOM DETACHED FAMILY HOME. MATURE GARDENS AND GARAGE, LARGE CONSERVATORY TO THE REAR AND GENEROUS LIVING SPACE.



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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



TOTAL FLOOR AREA: 1375 sq.ft. (127.7 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 hall, cloakroom, dual aspect 23ft lounge, open archway to the dining room, kitchen and utility porch to the side. On the first floor are four well-appointed bedrooms and the family bathroom. Mature gardens to the front and rear with attached garage to the side.



GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

LOUNGE
23' 3" x 11' 9" (7.09m x 3.58m)

DINING ROOM
11' 9" x 8' 8" (3.58m x 2.64m)

CONSERVATORY
22' 7" x 10' 3" (6.88m x 3.12m)

KITCHEN
9' 4" x 6' 7" (2.84m x 2.01m)

UTILITY HALL
7' 7" x 4' (2.31m x 1.22m)

FIRST FLOOR

LANDING

BEDROOM
14' 7" x 12' (4.44m x 3.66m)

BEDROOM
15' 2" x 9' 2" (4.62m x 2.79m)

BEDROOM
9' 2" x 8' 9" (2.79m x 2.67m)

BEDROOM
8' 9" x 7' 3" (2.67m x 2.21m)

BATHROOM

OUTSIDE

GARAGE

GARDENS