







# OFFERS IN EXCESS OF £400,000

11A SCALBY BECK ROAD, SCALBY, SCARBOROUGH, YO13 ORE

- 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.





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 builted upon and potential buyers are advised to receive the measurements.

## 11a Scalby Beck Road, Scalby, Scarborough, YO13 0RE

GROUND FLOOR 828 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR 547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1375 sq.ft. (127.7 sq.m.) approx.

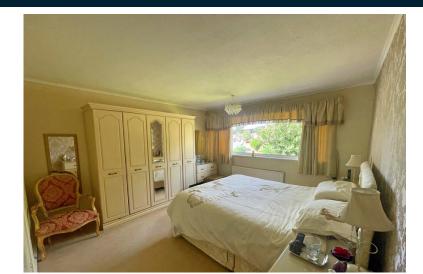
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measuremen of doors, window, rooms and any other items are approximate and no responsibility is taken for any error owns and about the use as such by any proposcine only and about be used as such by any proposcine proposcined and about the used as such by any proposcine proposcined and about the used as such by any proposcine proposcined proclaims. The plant such as so their operability or efficiency can be given.



# **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' (2.31 m 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)

 ${\tt BATHROOM}$ 

**OUTSIDE** 

GARAGE

**GARDENS**