



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



**OFFERS IN EXCESS OF £300,000**

20 NORTHFIELD WAY, SCALBY, SCARBOROUGH, YO13 0PW

- Link Detached House
- Four Bedrooms
- Double Garage And Gardens
- Modernisation Required

SITUATED AT THE HEAD OF A LOVELY CUL DE SAC IN THE DESIRABLE VILLAGE OF SCALBY IS THIS FOUR BEDROOM LINK DETACHED HOUSE WITH GARDENS AND DOUBLE GARAGE. IN NEED OF MODERNISATION AND UPDATING, THIS WILL MAKE A LOVELY FAMILY HOME AS IT HAS DONE IN THE PAST.

The property when briefly described comprises entrance hall, dual aspect lounge, separate dining room, kitchen with single storey

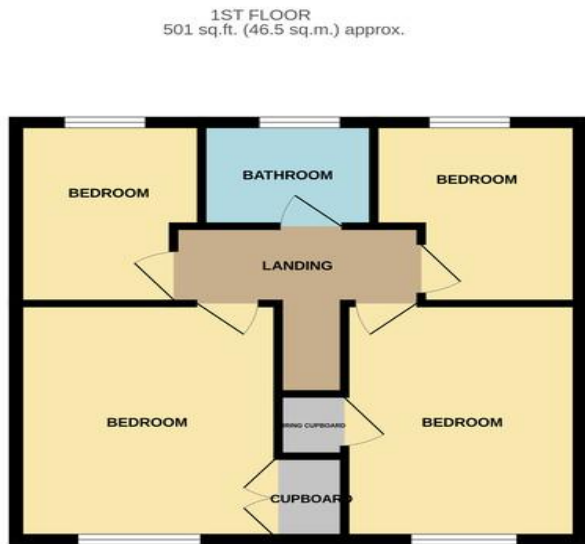


**TIPPLE UNDERWOOD ESTATE AGENTS**  
 3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

**CONTACT**  
[www.tippleunderwood.co.uk](http://www.tippleunderwood.co.uk)  
 01723 350299  
[mail@tippleunderwood.co.uk](mailto: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 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: 1073 sq.ft. (99.7 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, dual aspect lounge, separate dining room, kitchen with single storey extension, and WC to the ground floor. On the first floor are four well-appointed bedrooms and the family bathroom. Superb double garage attached at the side, lawned gardens to both the front and rear of the property.



## GROUND FLOOR

ENTRANCE HALL

LOUNGE  
21' 8" x 10' 9" (6.6m x 3.28m)

DINING ROOM  
12' 2" x 9' 8" (3.71m x 2.95m)

KITCHEN/BREAKFAST ROOM  
19' 6" x 9' 2" (5.94m x 2.79m) max

WC

REAR HALL

## FIRST FLOOR

LANDING

BEDROOM  
12' 3" x 11' 1" (3.73m x 3.38m)

BEDROOM  
12' 3" x 9' 9" (3.73m x 2.97m)

BEDROOM  
9' 2" x 8' 8" (2.79m x 2.64m)

BEDROOM  
9' 2" x 7' 7" (2.79m x 2.31m)

BATHROOM  
7' 4" x 5' 5" (2.24m x 1.65m)

## OUTSIDE

DOUBLE GARAGE  
16' 4" x 16' 3" (4.98m x 4.95m)

GARDENS