



**OFFERS IN EXCESS OF £600,000**  
90 STATION ROAD, SCALBY, SCARBOROUGH, YO13 0QG

- Detached House
- Scalby Village Location
- Extended And Modernised Throughout
- Stunning Gardens

Tipple Underwood are delighted to market this superbly renovated and extended detached home, set on a beautiful, spacious and private plot on Station Road Scalby. The property has been completely refurbished, and extended over the past four years to a very high standard, and designed with a calming a modern theme throughout.



**TIPPLE UNDERWOOD ESTATE AGENTS**  
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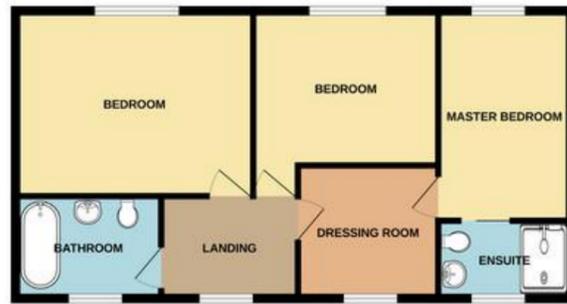
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR  
1036 sq.ft. (96.3 sq.m.) approx.



1ST FLOOR  
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1645 sq.ft. (152.8 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

### MAIN DESCRIPTION

Tipple Underwood are delighted to market this superbly renovated and extended detached home, set on a beautiful, spacious and private plot on Station Road Scalby. The property has been completely refurbished and extended over the past four years to a very high standard, and designed with a calming a modern theme throughout. Outside there is a pull in pull out dual access drive, a 100ft south facing garden with stream at the bottom, 100 Sqm porcelain patio entertaining space, outbuildings and home studio.

Internally the property offers multiple reception rooms, a stunning kitchen/diner, entrance hall and WC. Upstairs there are three double bedrooms, the new bedroom with ensuite and a walk in wardrobe, and marble tiled house bathroom.



### GROUND FLOOR

#### ENTRANCE VESTIBULE

Under floor heated limestone flooring, built in wardrobes/storage, panelled walls, plumbing for utility sink

#### HALLWAY

#### WC

#### BOILER ROOM

#### SITTING ROOM

11' 5" x 11' 5" (3.48m x 3.48m)

#### LOUNGE

14' 8" x 11' 5" (4.47m x 3.48m) Engineered oak parquet flooring, multi fuel burning stove, panelled walls, LED coving lighting.

#### KITCHEN/DINER

25' 9" x 15' 0" (7.85m x 4.57m) Under floor heated limestone floor, Solid timber in-frame painted kitchen units, Calacatta Italian marble worktops, Frankie sink, Lusso solid brass boiling water tap, integrated microwave, wine cooler, dishwasher

### FIRST FLOOR

#### LANDING

#### MASTER BEDROOM

13' x 7' 10" (3.96m x 2.39m) newly built bedroom with fully vaulted ceiling, large skylight with electric blind.

#### ENSUITE

shower cubical with honed marble tiles, Lusso shower mixer, heated towel radiator, toilet and sink combination unit, light up wall mirror

#### DRESSING ROOM

8' 8" x 8' 3" (2.64m x 2.51m)

#### BEDROOM

14' 9" x 11' 5" (4.5m x 3.48m)

#### BEDROOM

11' 5" x 9' 3" (3.48m x 2.82m)

#### BATHROOM

Calacatta honed marble under floor heated floor, marble walls, Lusso solid brass shower, heated towel radiator, oak unit with basin and Lusso tap, light up wall mirror

### OUTSIDE

#### GARDENS

#### GARAGE

18' 6" x 8' 2" (5.64m x 2.49m) built with insulated cavity walls, French doors on the rear, electrics and lighting.

#### GARDEN STUDIO

#### SUMMER HOUSE