



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£500,000

23 MILL WAY, SCALBY, SCARBOROUGH, YO13 0BG

- Detached House
- Four Bedrooms
- Three Bathrooms
- Double Garage And Gardens

We are delighted to be offering this MODERN, EXECUTIVE, DETACHED FAMILY HOME built by the well-regarded builders Taylor Wimpey, well located on the NEW HIGH MILL SITE in SCALBY. The property benefits from four double bedrooms three bathrooms, feature open plan living/kitchen/dining room, separate lounge, sitting room, double garage, well stocked gardens and generous off-street parking.



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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
894 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA: 1798 sq.ft. (167.0 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 village centre is only a short walk away as is the coast, convenient for both. The property when briefly described comprises entrance hall, ground floor w/c, open plan living dining kitchen, utility room, separate lounge and sitting room on the ground floor. To the first floor are four well-appointed bedrooms, the two principal rooms with ensuite shower rooms and a further family shower room. Well-presented gardens to both the front and rear, gated driveway leading to the double garage.



GROUND FLOOR

- HALLWAY
- CLOAKROOM
- LIVING/KITCHEN/DINER
21' x 25' 4" (6.4m x 7.72m) max
- UTILITY ROOM
- LOUNGE
16' 7" x 10' 5" (5.05m x 3.18m)
- SITTING ROOM
10' 5" x 8' 5" (3.18m x 2.57m)

FIRST FLOOR

- BEDROOM
12' 6" x 12' 1" (3.81m x 3.68m)
ENSUITE
- BEDROOM
14' 11" x 10' 5" (4.55m x 3.18m)
ENSUITE
- BEDROOM
14' 10" x 10' 5" (4.52m x 3.18m)
- BEDROOM
10' 5" x 10' 1" (3.18m x 3.07m)
- SHOWER ROOM

OUTSIDE

- GARDENS
- DOUBLE GARAGE