



**£300,000**

16 HIGH STREET, SCALBY, SCARBOROUGH, YO13 0PT

- Scalby Village Location
- No Onward Chain
- Two Bedrooms
- Gardens And Parking

SELDOM FOUND ON THE OPEN MARKET, SITUATED IN THE CENTRE OF THE BEAUTIFUL VILLAGE OF SCALBY IS THIS CHARMING TWO BEDROOM COTTAGE. OFFERED TO THE MARKET WITH NO ONWARD CHAIN AND OWNED BY THE FAMILY FOR OVER 30 YEARS THIS PROPERTY WILL MAKE A LOVELY HOME IN A STUNNING LOCATION.



TIPPLE UNDERWOOD ESTATE

AGENTS

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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: 1071 sq.ft. (99.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, no guarantees are given in respect of dimensions, areas and room locations. It is intended for illustrative purposes only and should be used as such by any prospective purchasers. The performance of any heating or cooling systems has 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, bay fronted lounge, separate dining room and kitchen to the ground floor. On the first floor are two well-appointed bedrooms, bathroom and a separate w/c. Gardens to the front and rear with a covered car port accessed via the rear lane.



## GROUND FLOOR

HALLWAY

LOUNGE

16' 10" x 15' 9" (5.13m x 4.8m) into bay

DINING ROOM

13' 9" x 10' 5" (4.19m x 3.18m)

KITCHEN

12' 7" x 7' 8" (3.84m x 2.34m)

## FIRST FLOOR

BEDROOM

16' 7" x 16' 4" (5.05m x 4.98m) into bay

BEDROOM

13' 9" x 10' 5" (4.19m x 3.18m)

BATHROOM

WC

## OUTSIDE

GARDENS

PARKING

