



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



£340,000

424 SCALBY ROAD, NEWBY, SCARBOROUGH, YO1 2 6EE

- Semi-Detached House
- Four Bedrooms
- Extended Rear
- Garage And Gardens

A SUPERB EXAMPLE OF THESE EVER POPULAR PROPERTIES, CONVENIENTLY LOCATED FOR ALL OF THE AMENITIES NEWBY HAS TO OFFER. PRESENTED TO A SUPERB STANDARD THROUGHOUT, WITH STUNNING OPEN PLAN KITCHEN DINER TO THE REAR, CONVERTED LOFT OFFERING THE PERFECT TEENAGE BEDROOM, LUXURIOUS BATHROOM AND A LOVELY ENCLOSED REAR GARDEN.



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.



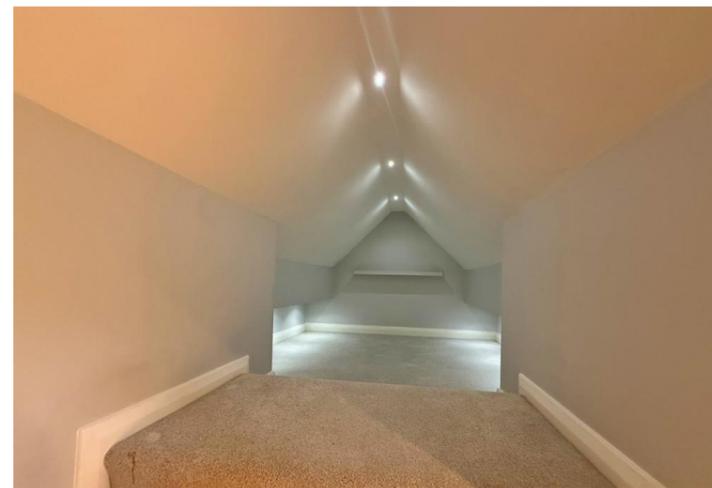
TOTAL FLOOR AREA: 1630 sq.ft. (151.4 sq.m.) approx.

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 porch, hallway, bay fronted lounge, ground floor w/c and a superb open plan extended kitchen diner to the ground floor. On the first floor are three well-appointed bedrooms and a luxurious four-piece bathroom including roll top bath and generous shower stall. On the floor above is the final bedroom, a clever loft conversion with plenty of built in storage presented to a great standard. To the outside of the property is a traffic light controlled driveway, lawned fore garden, enclosed rear garden with designated children's play area and garage.



GROUND FLOOR

ENTRANCE PORCH

HALLWAY

WC

LOUNGE
15' 9" x 14' 3" (4.8m x 4.34m)

KITCHEN/DINER
22' 6" x 20' 1" (6.86m x 6.12m) max

FIRST FLOOR

BEDROOM
13' 11" x 12' 4" (4.24m x 3.76m)

BEDROOM
14' 5" x 13' 10" (4.39m x 4.22m)

BEDROOM
8' 5" x 7' 2" (2.57m x 2.18m)

BATHROOM

SECOND FLOOR

BEDROOM
18' 2" x 12' 9" (5.54m x 3.89m) max

OUTSIDE

GARAGE

GARDENS