



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£425,000

2 FOXGLOVE WAY, SCALBY, SCARBOROUGH, YO1 3 0FA

- Detached House
- Four Bedrooms
- Master Ensuite
- Double Garage And Gardens

AN EXECUTIVE FOUR BEDROOM DETACHED HOUSE ON THIS POPULAR IN THE NORTH SIDE VILLAGE OF SCALBY, ON A WELL-APPOINTED PLOT WITH DOUBLE GARAGE AND DRIVEWAY. DECORATED IN NEUTRAL TONES THROUGHOUT, WITH MODERN KITCHEN AND BATHROOM, THIS TAYLOR WIMPY CONSTRUCTED HOUSE IS READY TO MOVE INTO AND ENJOY.

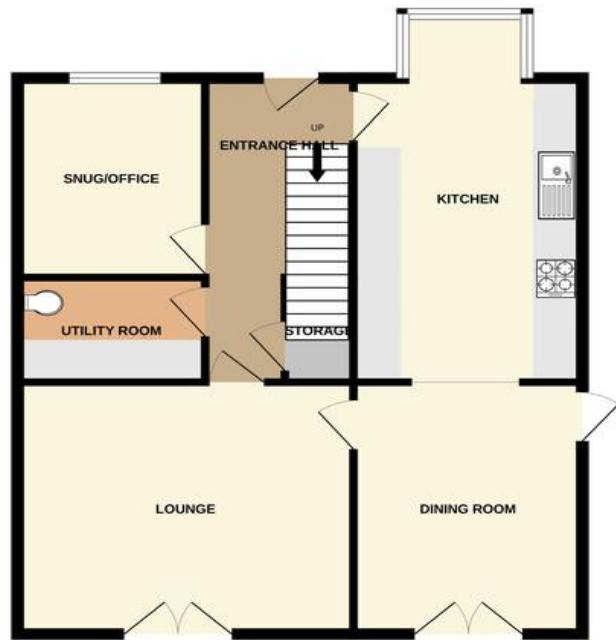


TIPPLE UNDERWOOD ESTATE AGENTS
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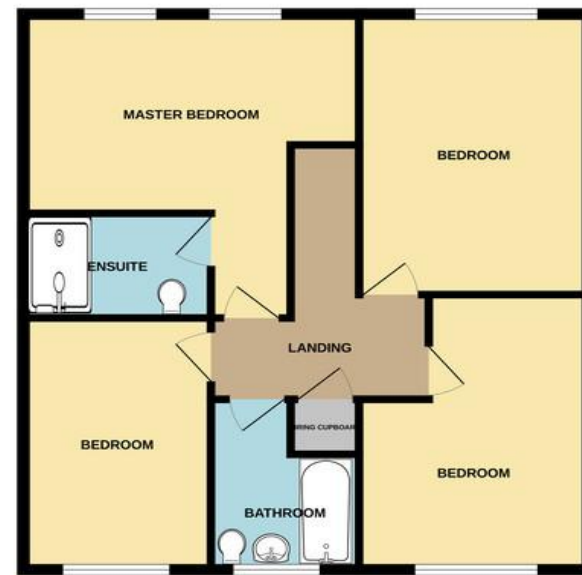
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 1487 sq.ft. (138.1 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, bay fronted kitchen open plan to the dining room at the rear, separate lounge, snug/office and utility room with w/c to the ground floor. On the first floor are four well-appointed bedrooms, master with ensuite and a family bathroom. Well-appointed garden to the rear, mainly laid to lawn with paved patio. Double Garage to the side with driveway to the front.



GROUND FLOOR

ENTRANCE HALL

KITCHEN
18' 4" x 10' 9" (5.59m x 3.28m) Max

DINING ROOM
12' 8" x 10' 8" (3.86m x 3.25m)

LOUNGE
15' 5" x 12' 8" (4.7m x 3.86m)

SNUG/OFFICE
9' 9" x 8' 8" (2.97m x 2.64m)

UTILITY ROOM/WC
8' 8" x 5' 4" (2.64m x 1.63m)

FIRST FLOOR

LANDING

MASTER BEDROOM
16' 2" x 15' 2" (4.93m x 4.62m) max
ENSUITE

BEDROOM
15' 4" x 10' 10" (4.67m x 3.3m)

BEDROOM
13' 2" x 11' 10" (4.01m x 3.61m)

BEDROOM
12' 5" x 8' 4" (3.78m x 2.54m)

BATHROOM

OUTSIDE

DOUBLE GARAGE

GARDENS