



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



£270,000

19 RIDGE GREEN, SCALBY, SCARBOROUGH, YO13 0QF

- Semi-Detached Bungalow
- Two Bedrooms
- Extended Kitchen
- Gardens And Driveway

SITUATED ON THIS WELL-PRESENTED CRESCENT IN THE SOUGHT-AFTER NORTH SIDE VILLAGE OF SCALBY IS THIS WELL PRESENTED TWO BEDROOM BUNGALOW. RELATIVE LEVEL ACCESS TO THE PROPERTY AND CLEVERLY EXTENDED OFFERING A LIGHT AND AIRY KITCHEN DINER, WELL PROPORTIONED ROOMS, SUPERB LOFT, IMMACULATE GARDENS AND 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



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LOUNGE
15' 9" x 12' 8" (4.8m x 3.86m)

KITCHEN/DINER
19' 4" x 11' (5.89m x 3.35m) max

BEDROOM
12' 9" x 10' 5" (3.89m x 3.18m)

BEDROOM
10' 9" x 10' 5" (3.28m x 3.18m)

BATHROOM

UTILITY STORE
10' 9" x 7' 9" (3.28m x 2.36m)

FIRST FLOOR

LOFT ROOM
29' x 11' 2" (8.83m x 3.41m)

OUTSIDE

GARDENS

DRIVE



Property Description

The property when briefly described comprises entrance lobby, hallway, front facing lounge and main bedroom, rear facing second double bedroom, bathroom, open plan modern kitchen diner and a well-appointed utility storeroom on the ground floor. To the first floor, accessed via a drop-down ladder is a large open loft room, insulated and boarded with light power, gable window and radiator installed this could convert with the necessary permissions to one or more rooms. Well-presented gardens to the front and rear with driveway offering a lovely sunny aspect.

