



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



£343,000

3 SCARDALE CRESCENT, SCARBOROUGH, YO12 6LA

- Enviable Location
- Detached House
- Four Bedrooms
- Gardens And Garage

SITUATED JUST A STONES THROW FROM THE NORTH BAY BEACH, PEASHOLM PARK, OPEN AIR THEATRE AND TOWN CENTRE. LOOKING FOR A DETACHED FAMILY HOME IN A SOUGHT-AFTER LOCATION, THEN LOOK NO FURTHER! THIS SUPERB FOUR DOUBLE BEDROOM FAMILY HOME PACKED FULL OF CHARACTER AND CHARM, WELL PRESENTED THROUGHOUT AND AS PREVIOUSLY STATED IN THE PERFECT POSITION FOR ALL OF THE NORTH BAY'S AMENITIES.



TIPPLE UNDERWOOD ESTATE AGENTS
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

CONTACT
www.tippleunderwood.co.uk
01723 350299
mail@tippleunderwood.co.uk

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
719 sq.ft. (66.8 sq.m.) approx.

1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 1396 sq.ft. (129.7 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.
Made with Metropix ©2023



Property Description

This lovely property when briefly described comprises, entrance hall, bay fronted lounge, open plan to the dining room at the rear, kitchen, cloakroom and rear hall to the ground floor. On the first floor are four large double bedrooms, modern bathroom with free standing bath and large shower stall. Integrated garage, mature gardens to the front and rear and driveway leading to the garage. Viewing highly recommended to appreciate the location and property itself.



GROUND FLOOR

- ENTRANCE HALL
- LOUNGE
12' 9" x 11' 9" (3.89m x 3.58m) plus bay
- DINING ROOM
12' 5" x 11' 1" (3.78m x 3.38m)
- KITCHEN
16' x 8' 2" (4.88m x 2.49m)
- REAR PORCH
- WC

FIRST FLOOR

- LANDING
- MASTER BEDROOM
12' 9" x 11' 9" (3.89m x 3.58m)
- BEDROOM
12' 9" x 11' 1" (3.89m x 3.38m)
- BEDROOM
13' 5" x 8' 10" (4.09m x 2.69m)
- BEDROOM
9' 10" x 9' 6" (3m x 2.9m)
- BATHROOM
- WC

OUTSIDE

- GARDENS
- GARAGE