



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 c
55-68	D	62 d	
39-54	E		
21-38	F		
1-20	G		



£315,000

43 STATION ROAD, SCALBY, SCARBOROUGH, YO13 0QA

- Detached Dormer Bungalow
 - Four Bedrooms
 - Master With En Suite
 - Garage And Gardens
- LOCATED IN THE DESIRABLE VILLAGE OF SCALBY IS THIS FOUR BEDROOM DETACHED DORMER BUNGALOW. GARDENS TO THE FRONT AND REAR, INTEGRATED GARAGE, GROUND FLOOR MASTER BEDROOM WITH EN SUITE AND ROOF MOUNTED SOLAR PANELS ON A GOOD TARIFF.



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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
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 1380 sq.ft. (128.2 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

This detached dormer bungalow when briefly described comprises entrance porch, hallway, front facing lounge, master bedroom with fitted wardrobes and en suite shower room, kitchen, separate dining room and conservatory to the ground floor. On the first floor are three further bedrooms and bathroom. The property is approached via a block paved driveway leading to the garage, low maintenance gardens are found at the front and rear of the property.



GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LOUNGE
16' 7" x 12' 7" (5.05m x 3.84m)

DINING ROOM
15' 4" x 11' 10" (4.67m x 3.61m)

CONSERVATORY
12' 8" x 7' 1" (3.86m x 2.16m)

KITCHEN
12' x 9' 9" (3.66m x 2.97m)

MASTER BEDROOM
12' 6" x 11' 4" (3.81m x 3.45m)

ENSUITE SHOWER
access via hallway also.

FIRST FLOOR

LANDING

BEDROOM
10' 1" x 10' 1" (3.07m x 3.07m)

BEDROOM
12' 6" x 8' 4" (3.81m x 2.54m)

BEDROOM
8' 6" x 8' 4" (2.59m x 2.54m)

BATHROOM

OUTSIDE

GARAGE

GARDENS