



£295,000

338 SCALBY ROAD, NEWBY, SCARBOROUGH, YO12 6ED

- Semi-Detached House
- Extended Ground Floor
- Three Bedrooms
- Large Gardens and Studio

A WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI IN THIS HIGHLY DESIRABLE AREA WITH EXTENSIVE GARDENS AND GARDEN STUDIO. LARGE OPEN PLAN LIVING KITCHEN DINER TO THE REAR, SEPARATE BAY FRONTED LOUNGE AND THREE WELL APPOINTED BEDROOMS. The property when briefly described comprises entrance lobby, hallway, cloakroom/wc, bay fronted lounge



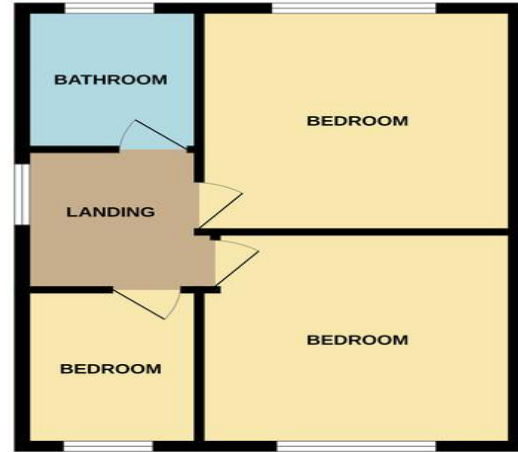
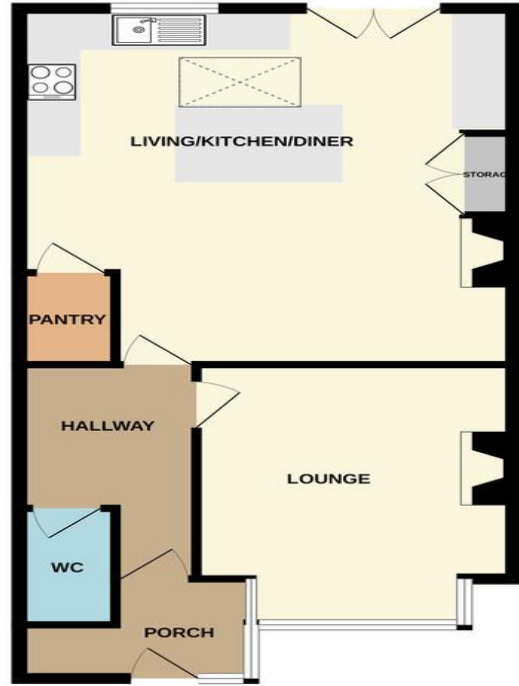
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1052 sq.ft. (97.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 lobby, hallway, cloakroom/wc, bay fronted lounge and an extended open plan living/kitchen/ diner to the ground floor. On the first floor are three well-appointed bedrooms and a modern shower room. Off street parking to the front of the property with driveway leading to the garage at the rear. The large rear garden is mainly laid to lawn with paved patio close to the house and composite decking to the far end which also houses the fantastic timber garden studio.



GROUND FLOOR

ENTRANCE LOBBY

HALLWAY

WC

LOUNGE

15' 10" x 11' 9" (4.83m x 3.58m)

LIVING/KITCHEN/DINER

19' 5" x 18' 3" (5.92m x 5.56m) max

FIRST FLOOR

HALLWAY

BEDROOM

12' 4" x 11' 2" (3.76m x 3.4m)

BEDROOM

12' x 11' 6" (3.66m x 3.51m)

BEDROOM

8' 6" x 6' 9" (2.59m x 2.06m)

BATHROOM

OUTSIDE

GARAGE

GARDENS

GARDEN STUDIO