



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£375,000

1 EAST AVENUE, SCALBY, SCARBOROUGH, YO13 0QE

- Five Bedrooms
- Scalby Location
- No Onward Chain
- Garage And Gardens

NO ONWARD CHAIN, WITH THIS FOUR/FIVE BEDROOM DETACHED HOUSE IN THE ENVIABLE NORTH SIDE VILLAGE OF SCALBY. FORMERLY A DETACHED BUNGALOW WHICH HAS BEEN CONVERTED TO OFFER THREE FURTHER BEDROOMS AND BATHROOM ON THE FIRST FLOOR. THE GROUND FLOOR HAS A LOVELY EXTENDED KITCHEN DINER WHICH ACCESS'S THE REAR GARDEN.



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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 - 1531 sq.ft. (142.2 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

The property has been recently decorated throughout and has had new carpets fitted and when briefly described comprises, entrance lobby hallway bay fronted lounge, dining room with bay window to the side, large kitchen diner, bay fronted master bedroom, Jack and Jill bathroom, further bedroom, and w/c to the ground floor. On the first floor are two further bedrooms, box room and Jack and Jill bathroom. Mature gardens attached garage and driveway to the outside.



GROUND FLOOR

- LOBBY
- HALLWAY
- LOUNGE
13' 2" x 15' 5" (4.01m x 4.7m) into bay
- DINING ROOM
15' 8" x 13' 2" (4.78m x 4.01m) into bay
- KITCHEN/DINER
22' x 14' (6.71m x 4.27m) L Shaped max
- CLOAKROOM W/C
7' 9" x 5' 3" (2.36m x 1.6m)
- MASTER BEDROOM
14' 6" x 11' 9" (4.42m x 3.58m) into bay
- BATHROOM
10' 7" x 7' 2" (3.23m x 2.18m)
- BEDROOM
10' 9" x 9' 5" (3.28m x 2.87m)
- REAR HALL/STAIRS

FIRST FLOOR

- LANDING
- BEDROOM
12' 7" x 10' 3" (3.84m x 3.12m) max
- BEDROOM
11' x 10' 4" (3.35m x 3.15m) max
- BOX ROOM
7' 9" x 8' 1" (2.36m x 2.46m)
- BATHROOM
9' 4" x 5' 6" (2.84m x 1.68m) max

OUTSIDE

- GARAGE
- GARDENS