



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80 C
55-68	<b>D</b>		
39-54	<b>E</b>	52 E	
21-38	<b>F</b>		
1-20	<b>G</b>		



**£450,000**

21 SCALBY BECK ROAD, SCALBY, SCARBOROUGH, YO13 0RE

- Upgraded And Modernised Throughout
- Four Bedrooms
- Stunning Entertaining Space
- Garage And Gardens

THIS FANTASTIC FAMILY HOME SITUATED IN THE ENVIABLE NORTH SIDE VILLAGE OF SCALBY HAS RECENTLY UNDERGONE A HUGE SCHEME OF MODERNISATION AND IMPROVEMENT. EXTENDED TO THE REAR TO OFFER A STUNNING FAMILY LIVING KITCHEN, GARDENS BORDERING THE RIVERBANK, FOUR WELL APPOINTED BEDROOMS AND ATTACHED GARAGE.



**TIPPLE UNDERWOOD ESTATE AGENTS**  
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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 : 1307 sq.ft. (121.4 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 when briefly described comprises, entrance hall, cloakroom/wc, 23ft dual aspect lounge, jaw dropping open plan living kitchen diner, and utility room to the ground floor. On the first floor are four well-appointed bedrooms and upgraded family bathroom. Gardens to the front and rear of the property, attached garage to the side and block paved driveway.



### GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

LIVING/KITCHEN/DINER  
32' 5" x 12' 4" (9.88m x 3.76m) max

LOUNGE  
23' 2" x 11' 9" (7.06m x 3.58m)

UTILITY ROOM  
11' x 4' 3" (3.35m x 1.3m)

### FIRST FLOOR

LANDING

BEDROOM  
14' 7" x 12' 2" (4.44m x 3.71m)

BEDROOM  
15' 2" x 9' 3" (4.62m x 2.82m)

BEDROOM  
9' 3" x 8' 10" (2.82m x 2.69m)

BEDROOM  
11' 10" x 7' 4" (3.61m x 2.24m) max

BATHROOM

### OUTSIDE

GARDENS

GARAGE