



## Yew Court

Scalby, Scarborough, YO13 0NN

Guide Price £1,150,000



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## YEW COURT

Forming the main part of the property, access can be via the garden into the Dining Hall, from the side on High Street into the study.

Dining Hall or from Scalby Road into the rear hallway.

Large Drawing Room with open aspect over 3 sides of the property and additional seating area overlooking the garden.

Bedroom one overlooks the garden and has an en suite bathroom.

Separate WC

Kitchen

Hallway through to

Family Bathroom with 3 piece suite.

Bedroom 2 - large room which also overlooks the garden.

Stairs to the Study/Snug which from which the side of the property is accessed with a workroom/boiler house.

## YEW CORNER

Steps up to front door on Scalby Road.

Stairs leading to the hallway.

This property comprises

Lounge/dining room with windows overlooking three sides.

Kitchen

Bedroom one has steps down to dressing area and ensuite bathroom.

2 further bedrooms and house bathroom.

Stairs up to 3 attic rooms.

## YEW COTTAGE

Steps to the front door on Scalby Road and access to parking at the side of the property and an

enclosed cottage garden to the rear.

The property comprises;

2 bedrooms and bathroom to the upstairs. On the ground floor is an entrance hall, lounge and kitchen.

## OUTSIDE

Yew Court

There is an under house store housing the boiler, and stairs up to the enclosed rear garden. With extensive lawn, mature borders and trees, the rear garden also boasts hard landscaped sweeping driveway. There is also a walled walkway down the side of the garden taking you to the rear drive and garage.

Yew Cottage

At the rear of this property is an enclosed mature cottage garden and gated access to the driveway and garage at the side.

## DIRECTIONS

SATNAV - postcode YO13 0NN

what3words - ///flame.straw.deputy



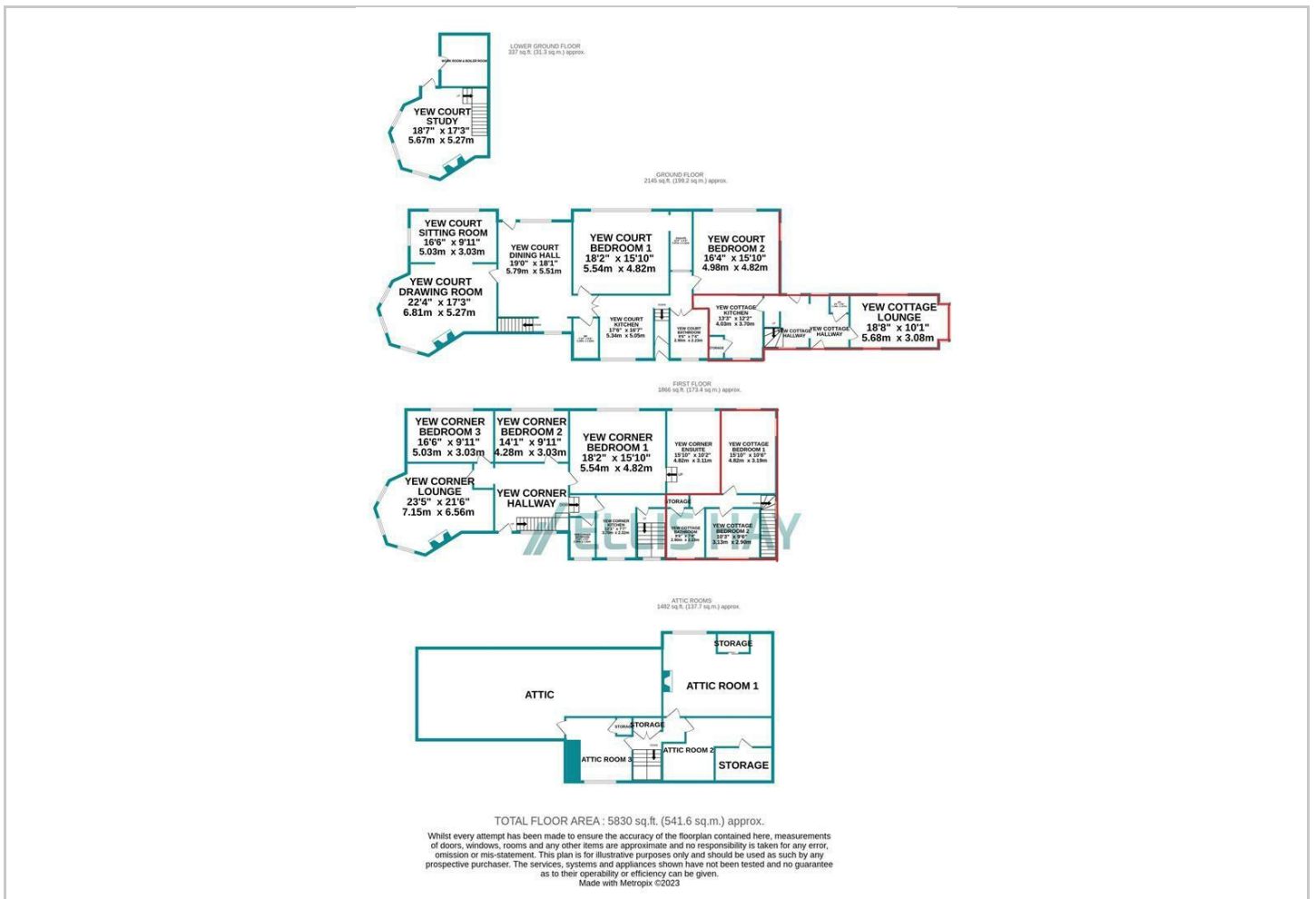




## Hybrid Map



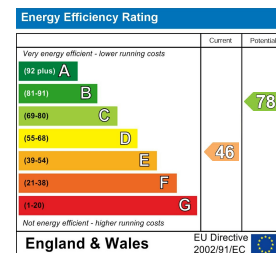
## Floor Plan



## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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