



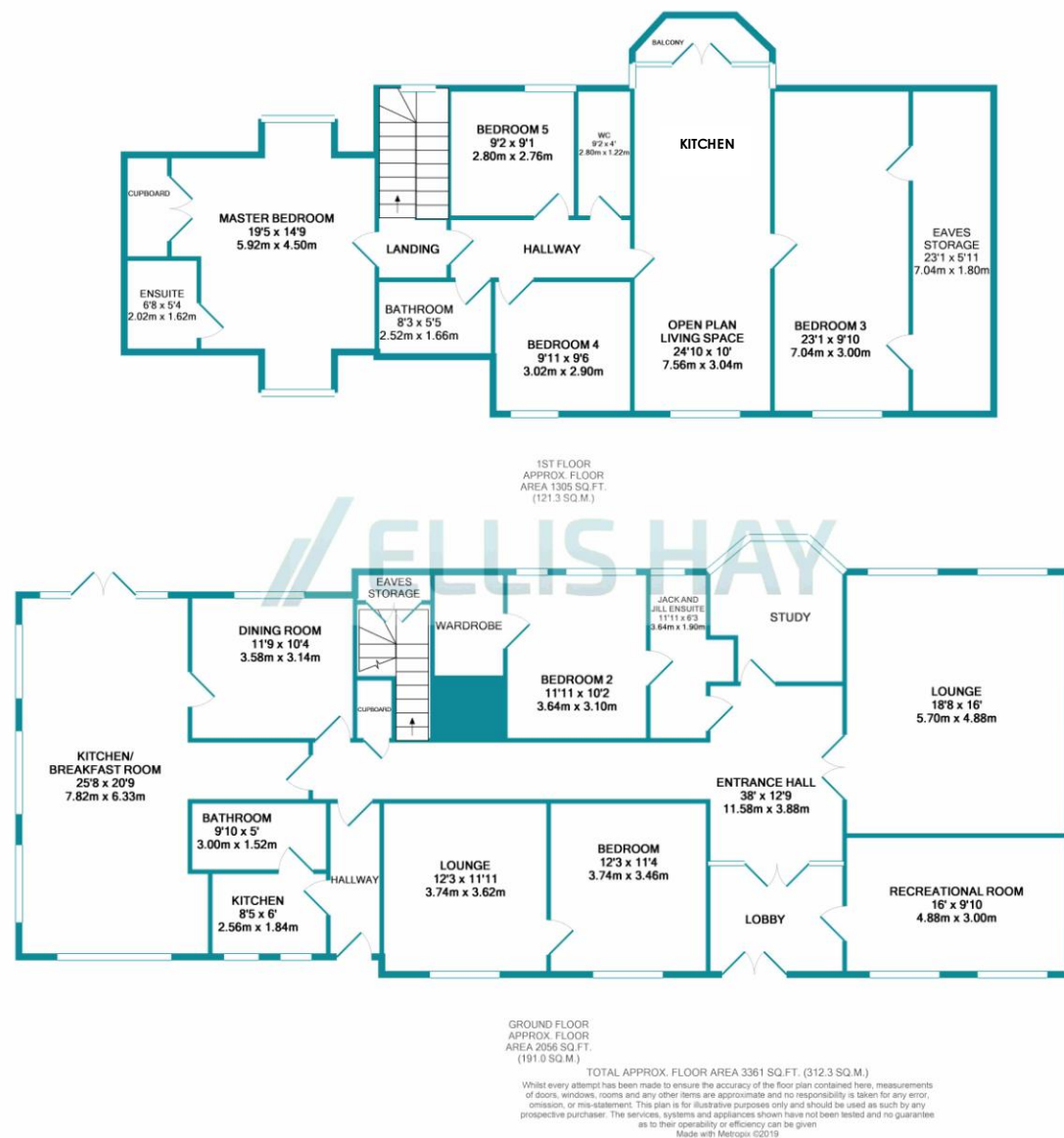
487 Scalby Road
Scarborough, North Yorkshire, YO13 0RA

Guide Price £575,000

14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

Tel: 01723 350077
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Tenure
Freehold

Council Tax Band
F

Viewing Arrangements
Strictly by appointment

Contact Details

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Reference:	487 Scalby Road	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Disclaimer: Ellis Hay strive to provide accurate sales particulars for our customers, however no responsibility can be held for inaccuracy or error and our measurements are approximate. Although we have inspected the property, no fittings, services or appliances have been tested by ourselves either within or outside the building, and we would advise obtaining verification from a solicitor or surveyor. If travelling a considerable distance please contact us if there is a particular aspect of the property you would like confirming.

Situated in the popular village of Scalby, we believe this is a truly unique property and represents a stunning example of modern design. Originally built in 1937, it has been sympathetically renovated with modern conveniences yet still retains much of the charm you would expect of a period property. Previously used as offices for Scalby Urban District Council, the property has been made into a large dwelling that would make a fantastic family home but has flexibility to use part of the accommodation either for second generation living and/or as an Air BnB. The main body of the house has 3 reception rooms, 2 bedrooms with en suites and a large kitchen/breakfast room. There is a self contained 1 bedroom apartment downstairs and upstairs there is accommodation that can either be separated or used as part of the main house. This has a large open plan living room with balcony and 3 bedrooms. WITH PLENTY OF PARKING, SECLUDED GARDEN, THIS PROPERTY MUST BE VIEWED TO BE APPRECIATED.

Property Description

FRONT ENTRANCE

Steps up to original wood double doors with stained glass insert over and built in post box. Security light over.

INTERNAL LOBBY

Karndean flooring, overhead light, radiator, picture rail and deep skirting boards. Original double glazed doors leading into hallway and door leading to

RECREATIONAL ROOM

Karndean flooring. Radiator, overhead light, picture rail and deep skirting boards. UPVC windows overlooking the front and side of the property.

HALLWAY

Karndean flooring, overhead lights, 2 radiators, picture rail and deep skirting boards. Understairs cupboard, electric consumer unit and thermostatic control.

LOUNGE

Original wooden doors with period brass door furniture. Karndean flooring, 2 radiators, TV point, overhead light and inset spotlights. Picture rail and deep skirting board. 2 windows overlooking the front of the property and 2 windows overlooking the side. Door leading to study.

STUDY

With bay fronted window overlooking the side of the property. Karndean flooring, radiator, picture rail, deep skirting board and overhead light.

KITCHEN/BREAKFAST ROOM

With a range of base and drawer line contemporary units extending round to a peninsula area housing the built in gas hob which has a stylish pendant extractor unit over. The bezel edged work top is quartz and has a co-ordinating upstand and double Belfast sink with mixer tap. Built in electric oven and microwave. Built in dishwasher and undercounter fridge and freezer. Inset spotlight and radiator. The living area has space for a dining table with pendant lights over plus a seating area. TV point. There is also a built in fridge/freezer, wine rack, base unit and shelving. With Kamdean flooring, picture rail, deep skirting board and radiator. The room is filled with light having double glazed windows on all 3 sides of the property overlooking both sides and the rear and double doors leading to the side decked area.

DINING ROOM

With doors from both the hallway and kitchen, this light filled room has a side facing window, radiator, picture rail and deep skirting boards. Karndean flooring.

GUEST BEDROOM

With carpet, overhead light, picture rail and deep skirting boards. TV point and radiator. The original safe houses both boilers (one which services upstairs and one for downstairs) and is used as a walk in wardrobe. Access to

JACK AND JILL ENSUITE

This room can be accessed via the bedroom or the hallway. With ceramic flooring, part tiled walls, inset spotlights and radiator with towel rail. Large shower enclosure with glass screen, fully tiled, bar mixer shower and inset spotlight. Vintage basin & WC with wall mounted cistem. Frosted window overlooking the side of the property.

We love this property because of the history behind it.

The owners converted the property from Council Offices, the work was finally completed in 2017. This has been a labour of love and we think that the results are fantastic. They saved a crumbling, almost derelict old building from the 1930's whilst preserving many original features and creating a home.

A true, one off opportunity to own a piece of Scarborough's' vast history.

- LARGE PROPERTY WITH FLEXIBLE ACCOMMODATION
- SYMPATHETICALLY RENOVATED PERIOD BUILDING
- PLENTIFUL PARKING
- ENCLOSED LARGE GARDEN.
- DOUBLE GLAZING





SELF CONTAINED GROUND FLOOR APARTMENT

This unit can be accessed from the main body of the house but it also has its own front door, with feature stained glass window over, leading onto the side parking area. The accommodation is ideal for multi-generational living.

HALLWAY

Tiled floor, picture rail, overhead light and radiator.

LOUNGE

Part wood and frosted glass door. Carpet, overhead light and picture rail. TV point, electric wall mounted fire, radiator and window overlooking the side of the property.

KITCHEN

With range of wall and base contemporary units with coordinating worktop and tiled splashback. Stainless steel sink with mixer tap, built in ceramic hob, electric oven and microwave. Space for washing machine and fridge. Laminate floor, part tiled walls, extractor fan and overhead light. 2 windows overlooking the side of the property.

BEDROOM

Double bedroom with fitted double wardrobe, carpet, overhead light, picture rail and radiator. Window overlooking the side of the property.

BATHROOM

3 piece bathroom suite with shower over the bath. Fully tiled, laminate floor, radiator and extractor fan.

OUTSIDE FRONT

Open access to a tarmacked parking area with space for several cars and a turning area at the front of the property. Exterior lighting and period fall pipe embossed with the date the property was built in 1937. Separate garage with light, power and water. Plumbed for automatic washing machine.

At the side of the garage is a patio area that leads to a locked gate into the rear garden.

REAR

From the breakfast room there is a decked area with solar lights and feature street style lamp. To the side of the decking is a ramp leading to gated access to the front of property.

There is a large graveled patio area with stone flagstones that spans the width of the property and leads to a raised lawn, bordered by feature sleepers. With sleeper steps up to a further paved patio area. The rear garden is fully and securely endosed.

Two sizeable loft spaces with light also provides a fantastic storage solution.

DIRECTIONS

From the station proceed along Falsgrave Road. At the mini roundabout tum right onto Scalby Road and proceed along the A171 until you reach the traffic lights near the hospital, carry straight on through Newby and past the 2 sets of traffic lights. Once in Scalby, the property is on the right hand side before the tennis courts.

STAIRWAY

Carpeted with half landing and velux window and eaves storage. Overhead light and inset spotlight.

LANDING

MASTER BEDROOM SUITE

Dual aspect room with dormer windows, white washed floorboards, radiator, overhead light and large built in wardrobe.

ENSUITE

Fully tiled. 3 piece suite with P shaped bath with shower over and curved shower screen. Stainless steel ladder radiator and extractor unit.

FIRST FLOOR APARTMENT

This area can be used as part of the main house, being especially ideal for teenagers! Alternatively this can be used as a self contained apartment for holiday letting such as Air BnB.

HALLWAY

Quick-Step Rigid Vinyl flooring, overhead light, radiator and thermostatic control. Access to 2 lofts, both with light and one which is boarded. Frosted glass door leading to

OPEN PLAN LIVING SPACE

Kitchen area consists of a range of wall, base and drawer contemporary units with co-ordinating worktop and tiled splashback. Buit in ceramic hob, stainless steel extractor hob and built in electric oven. Stainless steel sink with mixer tap and space for dishwasher. Built in fridge/freezer and plenty of space for a dining table. Living area has TV point, radiator and velux window. There are UPVC French double doors leading to the outside balcony with open views. Quick-Step Rigid Vinyl flooring

BALCONY

Space for outside furniture to take advantage of the views - a perfect place for a morning coffee!

BEDROOM 3

Large double bedroom with stylish exposed brick wall and industrial style electric sockets and pipework. Overhead light, radiator and velux window. Storage cupboards in the eaves.

BEDROOM 4

Double bedroom with carpet, radiator, overhead light, built in cupboard and velux window.

BEDROOM 5

Double bedroom with carpet, overhead light, radiator and velux window.

FAMILY BATHROOM

Large corner bath with waterfall tap and shower over. Feature ceramic sink on a wooden plinth with storage under. Fully tiled, with extractor unit and white ladder radiator. Quick-Step Rigid Vinyl flooring

W.C.

With wash basin and toilet.





 ELLIS HAY