



Scalby Road, Scarborough

YO12 5QL

£350,000



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**HUNTERS**  
EXCLUSIVE

# Scalby Road, Scarborough

## DESCRIPTION

Welcome to this spacious five-bedroom semi-detached home offering the perfect blend of charm, versatility, and modern living. Boasting generous accommodation across three floors, this property is ideal for families seeking ample space to relax and entertain.

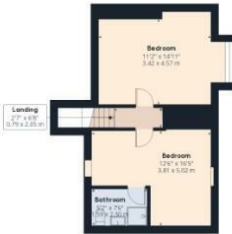
This remarkable semi-detached home is spread across three floors, providing generous space and versatility for family living. Featuring five well-proportioned bedrooms, it offers ample room for comfort and privacy. The three reception rooms provide flexible options for relaxing, dining, and entertaining, all enhanced by the natural light streaming through the bay windows. The property includes one contemporary bathroom and two additional shower rooms, ensuring convenience for a busy household. Outside, the beautifully maintained tiered garden offers a peaceful setting for outdoor activities. Combining practicality with character, this spacious home is perfect for modern family life. There is also a garage with an attached workshop for secure parking and storage.

Scalby Road is one of Scarborough's most prestigious residential areas, offering a blend of traditional and modern homes. With easy access to the town centre, local schools, and amenities, it is a popular choice for families and professionals alike. The location also provides convenient links to the stunning North Yorkshire countryside and Scarborough's breathtaking coastline. With its charming properties, excellent transport links, and proximity to shops, restaurants, and parks, Scalby Road is an ideal location for those seeking a balance of convenience and tranquility.

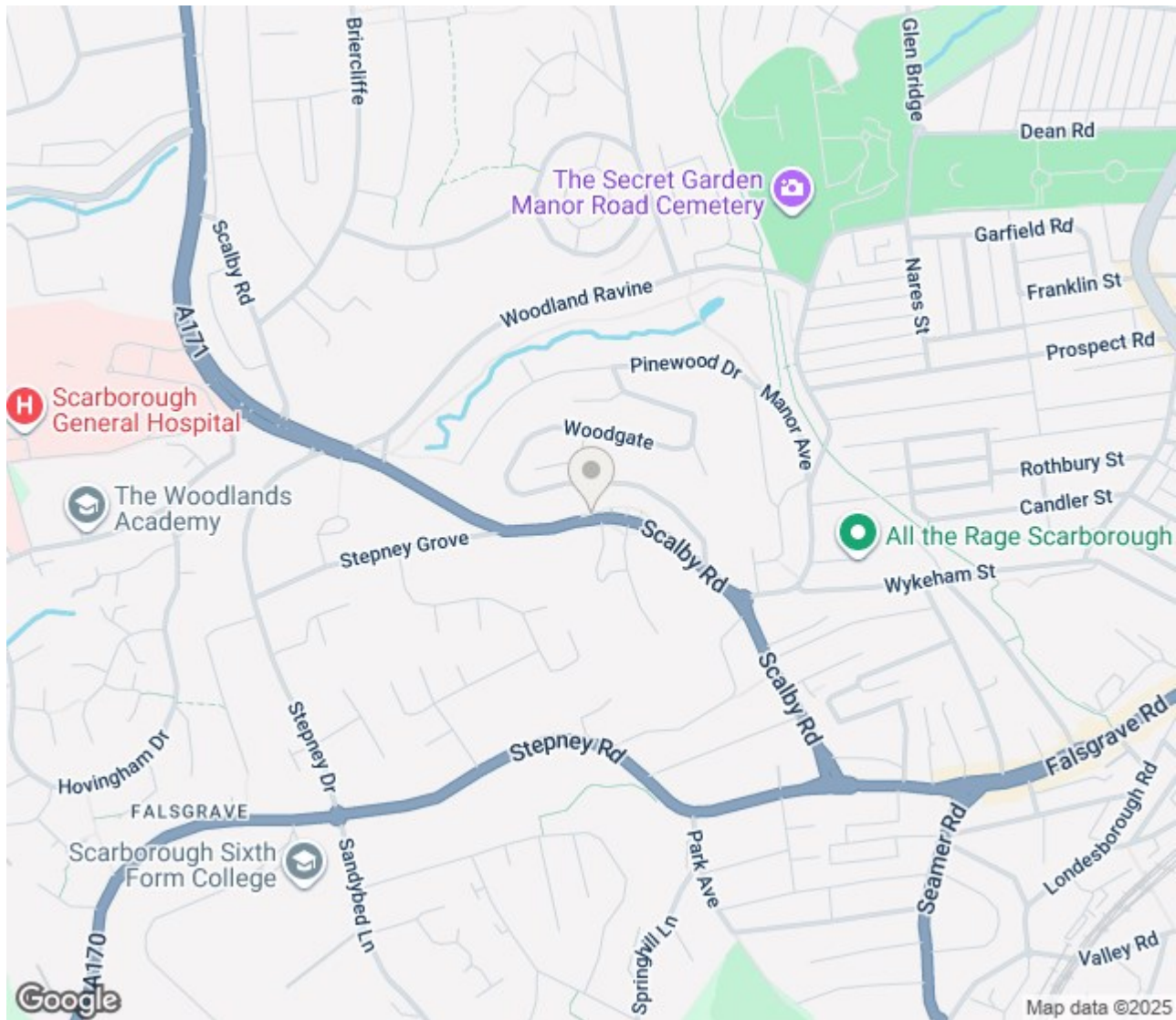
Don't miss the opportunity to make this stunning five-bedroom home on Scalby Road yours—schedule a viewing today and discover everything it has to offer!





|                                                                                                                  |                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p>Ground Floor Building 1</p> |  <p>Floor 1 Building 1</p> |                                                                                                                                                                                                                                                                                                                                                                        |
|  <p>Floor 2 Building 1</p>      |  <p>Floor 2 Building 2</p> | <p>Approximate total area<sup>(1)</sup></p> <p>2496.26 ft<sup>2</sup></p> <p>231.91 m<sup>2</sup></p>                                                                                                                                                                                                                                                                                                                                                     |
|  <p>Floor 3 Building 2</p>    |                                                                                                               | <p>(1) Excluding balconies and terraces</p> <p>Reduced headroom</p> <p>----- Below 5 ft/1.5 m</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p>GIRAFFE360</p> |





## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>76</b> |
| (55-68) <b>D</b>                            | <b>59</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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