



4 Glen Close, Scalby, Scarborough YO13 0SH
Offers Over £375,000



- SPACIOUS THREE BEDROOM LINK-DETACHED HOME
- DOWNSTAIRS WC & CONSERVATORY
- OFF-STREET PARKING & GARAGE
- WELL MAINTAINED GARDENS
- SOUGHT AFTER LOCATION WITHIN SCALBY
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Nestled in the charming village of Scalby, this imposing three-bedroom link-detached home offers a delightful blend of comfort and convenience. The property boasts off-street parking and a garage/utility, making it an ideal choice for families or those seeking extra space.

Upon entering, you are greeted by a welcoming entrance hall that leads to a practical downstairs WC. The spacious lounge features sliding doors that open into a bright conservatory, perfect for enjoying the garden views throughout the seasons. The well-appointed kitchen is designed for both functionality and style, while an inner hall provides access to the garage and utility area, enhancing the home's practicality. Additionally, a conveniently located downstairs bedroom offers flexibility for guests or family members. The first floor comprises a landing with built-in storage, two generously sized bedrooms, and a house bathroom that includes eaves storage, ensuring ample space for all your needs.

Externally, the property features a block-paved driveway that accommodates off-street parking for one vehicle, alongside a well-maintained lawned garden. The outdoor space is complemented by a paved seating area and attractive shrubbery, creating a serene environment for relaxation or entertaining.

Situated in a highly regarded location within Scalby village, this home is within the catchment area for popular primary and secondary schools, making it an excellent choice for families. With no onward chain, this property is ready for you to move in and make it your own. Viewing is highly recommended to fully appreciate all that this wonderful home has to offer.





ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

15'8" x 7'6" max

Downstairs WC

Lounge

19'0" x 11'9" max

Kitchen

12'5" x 8'10"

Conservatory

20'11" x 10'2"

Bedroom Three

13'5" x 9'6"

FIRST FLOOR

Landing

8'10" x 8'6" max

Bedroom One

13'1" max x 9'6" max

Bedroom Two

11'9" max x 10'2" max

Bathroom

8'10" max x 7'2" max

OTHER:

Garage/Utility

20'4" max x 12'5" max

Details Prepared/Ref

TLPF/070525



Interested? Get in touch:

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CPH

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Current	Potential	

England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions		
(1-20)	G	
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