



90 Station Road, Scalby, Scarborough, YO13 0QG

Offers In Excess Of £600,000

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Station Road, Scalby, Cumbria Offers In Excess Of £600,000

GPH are delighted to market this superbly renovated and extended detached home, set on a beautiful, spacious and private plot on Station Road Scalby. The property has been completely refurbished, and extended over the past four years to a very high standard, and designed with a calming modern theme throughout. Outside there is a pull in pull out dual access drive, a 100ft south facing garden with stream at the bottom, 100 Sqm porcelain patio entertaining space, outbuildings and home studio. Internally the property offers multiple reception rooms, a stunning kitchen/diner, entrance hall and WC. Upstairs there are three double bedrooms, the new bedroom with ensuite and a walk in wardrobe, and marble tiled house bathroom.

Entrance Hall – under floor heated limestone flooring, built in wardrobes/storage, panelled walls, plumbing for utility sink

Sitting room – Engineered oak parquet flooring, multi fuel burning stove, panelled walls, LED coving lighting

Kitchen/diner – Under floor heated limestone floor, Solid timber in-frame painted kitchen units, Calacatta Italian marble worktops, Frankie sink, Lusso solid brass boiling water tap, integrated microwave, wine cooler, dishwasher

GF WC – uniquely styled tiled WC with toilet, corner handwash basin and window

Outhouse – separate laundry room with plumbing and electrics

House bathroom – Calacatta honed marble under floor heated floor, marble walls, Lusso solid brass shower, heated towel radiator, oak unit with basin and Lusso tap, light up wall mirror

Master bedroom ensuite – newly built bedroom with fully vaulted ceiling, large skylight with electric blind, shower cubical with honed marble tiles, Lusso shower mixer, heated towel radiator, toilet and sink combination unit, light up wall mirror

Garage – built with insulated cavity walls, French doors on the rear, electrics and lighting.





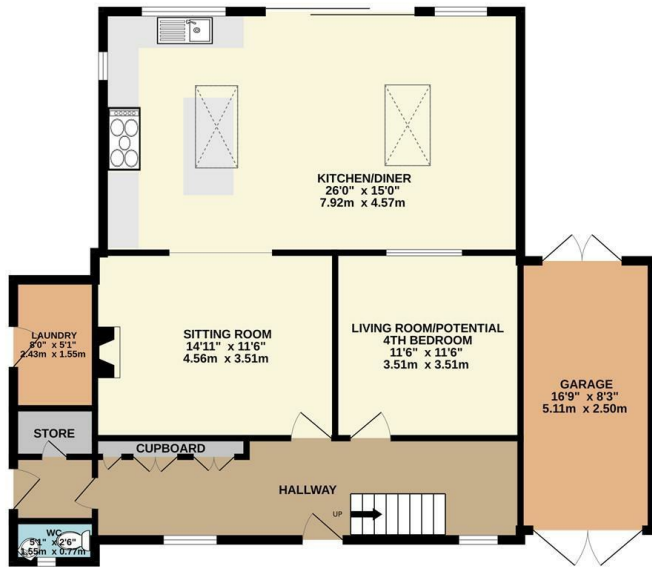
This superb detached home is located on Station Road Scalby with a stunning plot including a pull in pull out dual access drive, a 100ft South facing garden







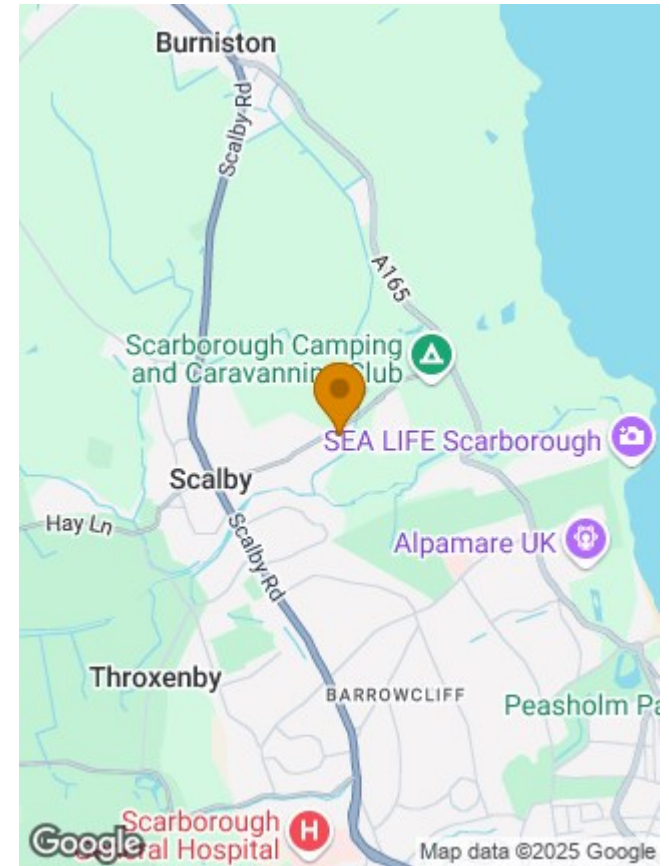
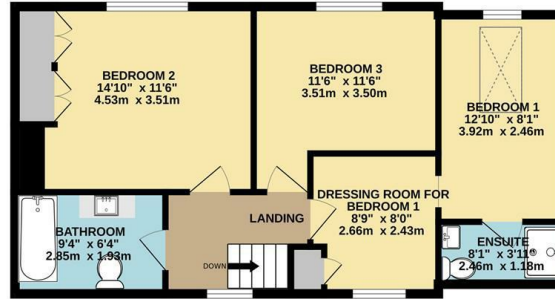
GROUND FLOOR
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA: 1683 sq.ft. (156.4 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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1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Interested? Get in touch today:
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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