

## North Street, Scalby, Scarborough, YO13 0RU

Colin Ellis welcome to the market a DETACHED PROPERTY in the HIGHLY SOUGHT AFTER Scalby Village. This WELL PRESENTED FOUR bedroom property offers, TWO reception rooms, OFFICE, downstairs w/c, UTILITY ROOM, four piece bathroom suite, DUAL aspect views, BALCONY, large drive, DOUBLE garage and front and rear GARDENS.

Guide Price £535,000



## FULL

Briefly comprising of an entrance hall, dual aspect lounge, dining room, dual aspect kitchen, office and a downstairs w.c. The first floor benefits from a four piece family bathroom and four double bedrooms, two of which offer dual aspect views. There is also the added benefit of a balcony from the landing.

Outside the front benefits from a large front garden, parking for several vehicles and access to the double garage. There is also access to the enclosed rear garden.

Situated north of Scarborough in the sought after area of Scalby village the property is a short distance away from a wide range of facilities and amenities including; tennis courts, gastro pub, village shop, fitness centre, walking and cycling trails. In addition principal schools, Scalby School and Newby Primary School are close by together with Scarborough Hospital.

## ENTRANCE HALL

Under stairs storage, double radiator, uPVC double glazed door and power points.

## LOUNGE

*5.8 x 3.7 (19'0" x 12'1")*

Coving, marble fireplace, electric stove, double radiator, uPVC double glazed windows and power points.

## OFFICE

Coving, uPVC double glazed windows, single radiator and power points.

## KITCHEN

*4.4 x 2.8 (14'5" x 9'2")*

Base, wall and drawer units, pantry, tiled splash back, integrated gas hob and electric oven, space for fridge and dishwasher, extractor hood, sink/drain unit, mixer tap, uPVC double glazed window and power points.

## UTILITY

*2.8 x 1.9 (9'2" x 6'2")*

Base units, space for washing machine and tumble dryer, sink/drain unit, mixer tap, integrated freezer, uPVC double glazed window, door to garage and power points.



## SEPARATE WC

1.1 x 2.1 (3'7" x 6'10")

Basin with vanity, low flush wc and uPVC double glazed window.

## DINING

3.3 x 3.0 (10'9" x 9'10")

Double radiator, uPVC double glazed door and window and power points.

## LANDING

Double radiator, uPVC double glazed window and door to balcony.

## BEDROOM ONE

3.9 x 3.1 (12'9" x 10'2")

Double radiator, uPVC double glazed windows, coving and power points.

## BEDROOM TWO

4.0 x 2.6 (13'1" x 8'6")

Fitted wardrobe, double radiator, uPVC double glazed window, coving and power points.

## BATHROOM

3.2 x 2.0 (10'5" x 6'6")

Panel bath, basin with vanity, low flush wc, power shower cubicle, uPVC double glazed frosted windows and ladder radiator.

## BEDROOM THREE

3.9 x 2.5 (12'9" x 8'2")

Coving, uPVC double glazed window, double radiator and power points.

## BEDROOM FOUR

3.0 x 2.9 (9'10" x 9'6")

Double radiator, uPVC double glazed window, coving and power points.

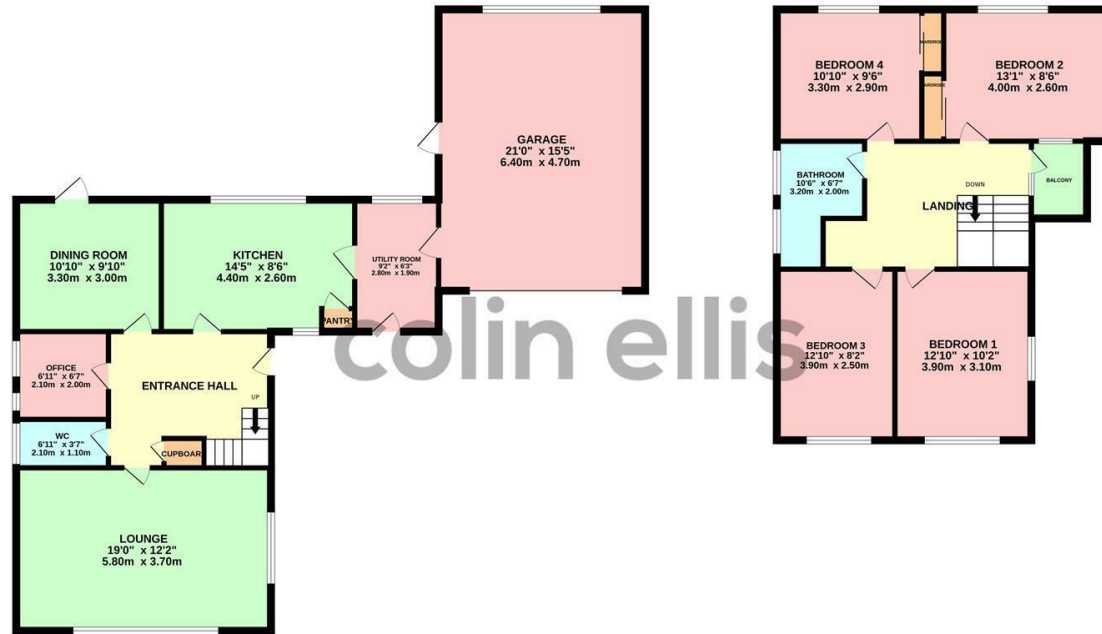
## OUTSIDE

Front and rear lawn, integrated double garage with electric power, up and over door and window, with large drive and tap.



GROUND FLOOR  
1058 sq.ft. (98.3 sq.m.) approx.

1ST FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 1755 sq.ft. (163.0 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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North Street, Scalby - 18008551

Council Tax Band - E

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

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>		
(55-68) <b>D</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	



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