



OFFERS IN REGION OF £500,000
4 BEECH DRIVE, SCALBY, SCARBOROUGH, YO13 0NP

- Detached Dormer Bungalow
 - Three Bedrooms
 - Sought After Location
 - Garage And Gardens
- A RARE PROPERTY INDEED, SITUATED ON THIS QUIET CUL DE SAC IN THE HEART OF SCALBY VILLAGE, PROPERTIES IN THIS LOCATION SELDOM APPEAR ON THE OPEN MARKET. WELL, LAID OUT WITH THREE BEDROOMS OVER TWO FLOORS OFFERING THE PERFECT RETIREMENT PROPERTY WITH PRIVATE GARDENS, GARAGE AND CONSERVATORY A LOVELY HOME IN A BEAUTIFUL LOCATION.



TIPPLE UNDERWOOD ESTATE AGENTS
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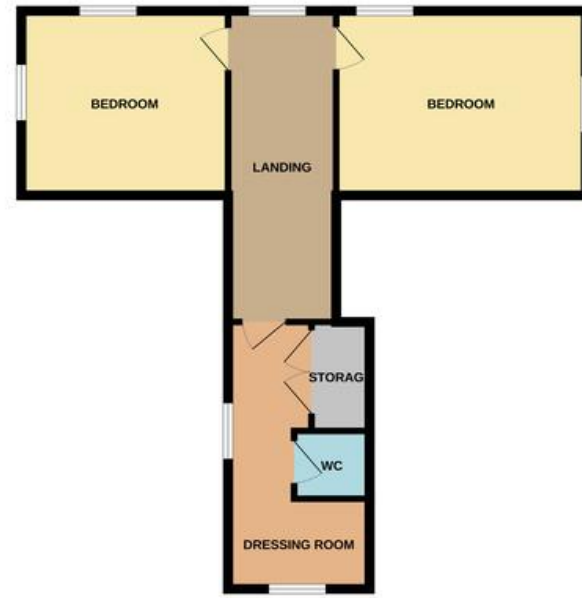
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

GROUND FLOOR
1040 sq.ft. (96.6 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1575 sq.ft. (146.3 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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Property Description

The property when briefly described comprises entrance hall, front facing dining kitchen rear facing living room, conservatory, bedroom or 2nd reception room, shower room, w/c and utility room to the ground floor. On the first floor are two further double bedrooms and a dressing room with w/c. Private gardens to three sides and a well-appointed attached garage with driveway.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
19' 9" x 12' (6.02m x 3.66m)

CONSERVATORY
11' 5" x 6' 9" (3.48m x 2.06m)

KITCHEN/DINER
11' 8" x 10' 10" (3.56m x 3.3m)

BEDROOM/RECEPTION 2
14' 4" x 11' 10" (4.37m x 3.61m)

SHOWER ROOM

WC

UTILITY ROOM

FIRST FLOOR

LANDING

BEDROOM
15' 3" x 10' 9" (4.65m x 3.28m)

BEDROOM
11' 10" x 10' 11" (3.61m x 3.33m)

DRESSING ROOM
15' 10" x 8' 2" (4.83m x 2.49m) max including w/c.

OUTSIDE

GARAGE
20' 10" x 9' 6" (6.35m x 2.9m)

GARDENS