



10 Scalby Road, Scarborough, YO12 5QB

Guide Price £140,000

- *Spacious two-bedroom end-terrace home*
- *Gas central heating and double glazing throughout*
- *Large fitted kitchen with ample storage space*
- *Ground floor WC for added convenience*
- *Stylish modern shower room*
- *Ideal for retirement - one owner must be over 55 yrs old*

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This spacious and well-maintained two-bedroom end-terrace home offers an excellent blend of character, practicality and modern comfort and versatile living accommodation. Featuring a generous lounge, spacious fitted kitchen, ground floor WC, two well-proportioned bedrooms and a stylish contemporary shower room, the property is ideally suited to first-time buyers, professionals, downsizers or investors. Occupying an attractive end position and benefitting from gas central heating and double glazing throughout, the home is conveniently located close to local amenities, transport links and everyday conveniences, making it a superb opportunity in a popular residential setting.



Council Tax Band: C



A deceptively spacious and well-presented two-bedroom end-terrace home, ideally positioned within a popular residential setting offering accommodation arranged over two floors. This attractive brick-built property combines generous living space with practical modern features, making it an ideal purchase for downsizwes/retirees.

The ground floor accommodation briefly comprises an entrance hall with staircase access, a spacious lounge featuring a front-facing window and decorative fireplace, and a generously sized fitted kitchen offering ample worktop and storage space together with room for dining. A useful ground floor WC completes the downstairs layout.

To the first floor are two well-proportioned bedrooms, including a particularly spacious principal bedroom, together with a contemporary shower room fitted with modern white sanitary ware and stylish tiling.

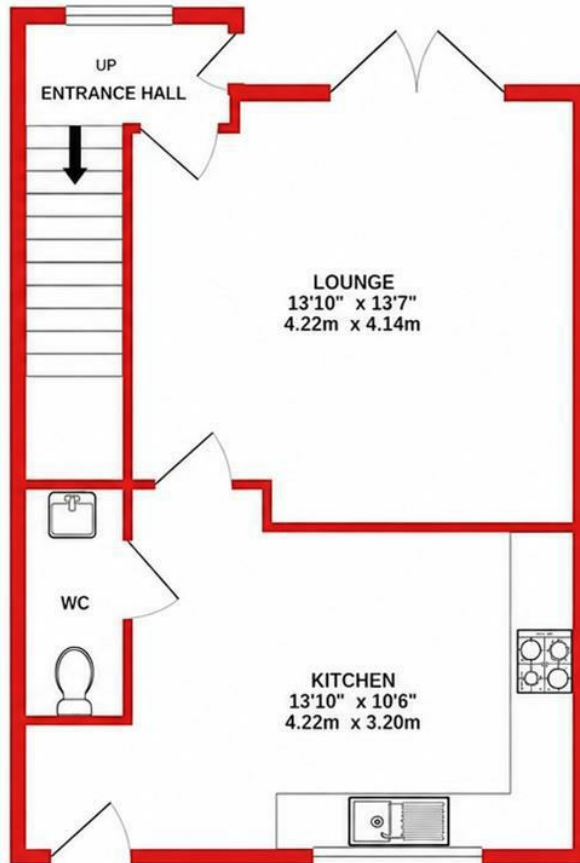
Externally, the property enjoys an attractive frontage and occupies an end-terrace position, allowing for additional privacy and natural light throughout. Internally, the home benefits from gas central heating, double glazing and neutral décor in many areas, whilst still offering excellent scope for cosmetic updating and personalisation to suit individual tastes.

There is a shared garden, 2 communal lounges with tea making facilities and a laundry.

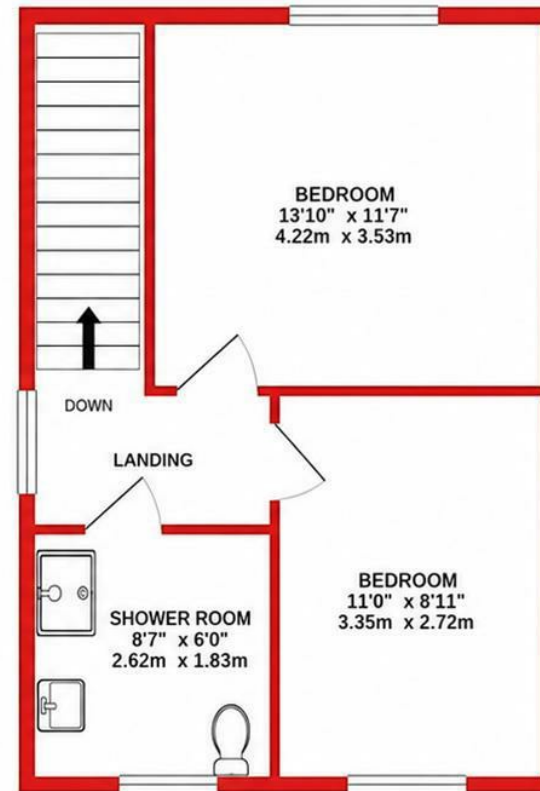
Situated within convenient reach of local amenities, shops, schools and transport links, this charming home presents an excellent opportunity to acquire a well-sized property in a sought-after location.



GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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