





4 Beech Court North Street

Scalby, Scarborough

- WELL PRESENTED FOUR BEDROOM DETACHED HOUSE
- LOCATED IN THE SOUGHT AFTER SCALBY AREA
- OPEN PLAN LOUNGE/KITCHEN/DINING ROOM
- DOWNSTAIRS WC
- MASTER BEDROOM WITH EN-SUITE
- WELL MAINTAINED REAR GARDEN WITH DECKING AREA
- SPACIOUS GARAGE AND DRIVEWAY

We are delighted to present this well presented four bedroom detached house, ideally located in the highly sought after Scalby area.

This impressive property boasts an inviting open plan lounge, kitchen, and dining room, creating a light and airy space that is perfect for both family living and entertaining guests. The modern kitchen is thoughtfully designed to blend seamlessly with the generous living area, while a convenient downstairs WC adds to the practicality of the layout. Upstairs, the master bedroom benefits from its own en-suite, offering a private retreat, with three further well-proportioned bedrooms providing ample accommodation for family or guests. The property also features a well maintained rear garden with a decking area, ideal for relaxing or alfresco dining. A spacious garage and driveway ensure ample off-street parking and secure storage.

Situated in a prime location close to local amenities, popular schools, and excellent transport links, this wonderful home combines comfort, space, and convenience in equal measure. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.





Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

GROUND FLOOR

Entrance Hallway

Kitchen/Diner 29' 10" x 9' 6" (9.10m x 2.90m)

Lounge 33' 6" x 11' 6" (10.20m x 3.50m)

WC 7' 10" x 2' 7" (2.40m x 0.80m)

Garage 18' 8" x 9' 10" (5.70m x 3.00m)

FIRST FLOOR

Landing

Bedroom 13' 1" x 11' 2" (4.00m x 3.40m)

En-suite 7' 7" x 4' 11" (2.30m x 1.50m)

Bedroom 13' 1" x 10' 2" (4.00m x 3.10m)

Bedroom 17' 5" x 9' 6" (5.30m x 2.90m)

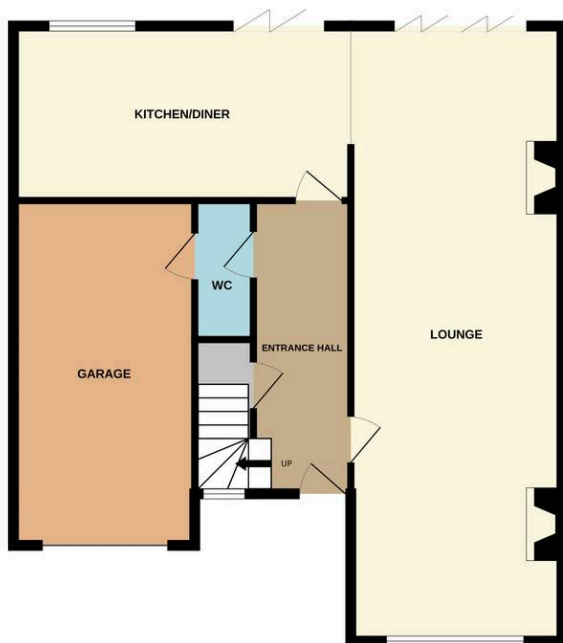
Bedroom 11' 2" x 8' 6" (3.40m x 2.60m)

Bathroom 7' 7" x 7' 7" (2.30m x 2.30m)

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR
867 sq.ft. (80.6 sq.m.) approx.



1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA: 1617 sq.ft. (150.2 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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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