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*For over 30 years*

**6 Scalby Beck Road, Scalby**  
Guide Price **£350,000**



## 6 Scalby Beck Road

- THREE BEDROOM FIRST FLOOR FREEHOLD FLAT
- LOCATED IN THE POPULAR SCALBY VILLAGE
- IMMACULATELY PRESENTED THROUGHOUT
- BEAUTIFUL GROUND FLOOR CONSERVATORY
- OPEN PLAN KITCHEN/DINER WITH ACCESS TO THE BALCONY
- MASTER BEDROOM WITH WALK IN SHOWER
- GENEROUS DOUBLE GARAGE
- PRIVATE WEST FACING REAR GARDEN

We are delighted to present this immaculately presented three-bedroom, two bathroom first floor freehold flat, situated in the highly sought-after Scalby Village.

Boasting a spacious and versatile layout, this impressive home welcomes you through a beautiful ground floor conservatory that doubles as an elegant entrance, setting the tone for the rest of the property. The heart of the home is the stylish open plan kitchen/diner, complete with a handy utility cupboard and direct access to a balcony - perfect for enjoying morning coffee or evening relaxation. Three well-proportioned bedrooms offer comfortable living, with the master bedroom featuring a contemporary walk-in shower for added luxury. The property further benefits from a generous double garage, providing ample storage and parking solutions. To the rear, a private west-facing garden offers a tranquil retreat, ideal for unwinding or entertaining guests.

Conveniently located within easy reach of local amenities, this delightful flat combines modern living with village charm. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

## GROUND FLOOR

**Porch/Conservatory** 11' 10" x 7' 7" (3.60m x 2.30m)

## FIRST FLOOR

**Hallway** 4' 3" x 22' 8" (1.30m x 6.90m)

**Kitchen** 12' 6" x 11' 6" (3.80m x 3.50m)

**Dining Room** 13' 5" x 11' 2" (4.10m x 3.40m)

**Utility Cupboard** 5' 11" x 2' 11" (1.80m x 0.90m)

## Balcony

**Lounge** 21' 8" x 16' 1" (6.60m x 4.90m)

**Master Bedroom** 12' 6" x 12' 2" (3.80m x 3.70m)

**En-suite** 10' 10" x 7' 10" (3.30m x 2.40m)

**Bedroom** 12' 6" x 11' 6" (3.80m x 3.50m)

**Bedroom** 11' 10" x 8' 10" (3.60m x 2.70m)

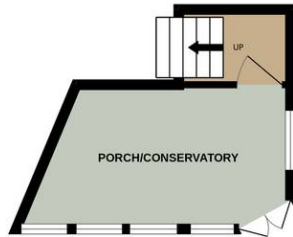
**Bathroom** 12' 6" x 5' 7" (3.80m x 1.70m)

**TENURE:** We have been informed by the owner that the property is freehold

**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  
133 sq.ft. (12.3 sq.m.) approx.



FIRST FLOOR  
1486 sq.ft. (138.1 sq.m.) approx.



TOTAL FLOOR AREA: 1619 sq.ft. (150.4 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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*Interested?*

Contact our friendly team today  
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With you every step of the way



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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