



North Street, Scarborough, YO13 0RU

** A Rare Opportunity to Acquire a Spacious Freehold Ground Floor Home in One of Scarborough's Most Desirable Locations **

Occupying a generous corner plot within Scalby, one of Scarborough's most desirable residential locations, this beautifully presented two bedroom freehold ground floor home offers an exceptional combination of space, privacy and practicality. Benefitting from its own private entrance, beautifully maintained gardens, a double garage and no onward chain, opportunities such as this rarely become available.

Immaculately maintained throughout, the property offers generous and well planned accommodation, making it an ideal choice for those looking to downsize without compromise, professionals seeking an elegant village home or purchasers wanting the convenience of single level living.

Guide Price £280,000



PROPERTY DESCRIPTION

The welcoming entrance hall leads through to a superb dual aspect lounge and dining room, a wonderfully light and spacious reception room enjoying pleasant views over the attractive gardens. The modern shaker-style kitchen has been thoughtfully designed with an excellent range of fitted units, generous work surfaces and integrated appliances, creating a practical yet stylish space. Both bedrooms are excellent sized doubles and benefit from fitted wardrobes, providing superb storage. Completing the accommodation is a spacious contemporary bathroom, fitted with both a bath and a separate walk-in shower, offering comfort and convenience.

Externally, the property is equally impressive. The mature wraparound gardens have been beautifully maintained, creating an attractive setting, whilst a generous driveway provides ample off-street parking and leads to a substantial double garage, a particularly rare and valuable feature for a property of this type.

Offered to the market with no onward chain, this outstanding home presents a rare opportunity to acquire a spacious freehold property in one of the area's most prestigious village locations. Early viewing is highly recommended.

LOCATION

Scalby is widely regarded as one of Scarborough's most desirable residential locations, combining the charm of a traditional North Yorkshire village with excellent access to the coast and surrounding countryside. The picturesque village centre is home to the historic St Laurence's Church, village hall, the popular Yew Tree Café, the traditional Nag's Head public house and the Plough pub and restaurant, all of which contribute to the village's welcoming community atmosphere. Surrounded by beautiful countryside with a wealth of scenic walks on the doorstep, yet only a short drive from Scarborough's town centre and beaches, Scalby offers the perfect balance of village living and everyday convenience.

LOUNGE DINER

5.42 x 6.18 (17'9" x 20'3")

KITCHEN

3.59 x 2.68 (11'9" x 8'9")

BEDROOM

3.95 x 3.75 (12'11" x 12'3")

BEDROOM

3.30 x 4.00 (10'9" x 13'1")

BATHROOM

3.99 x 2.68 (13'1" x 8'9")

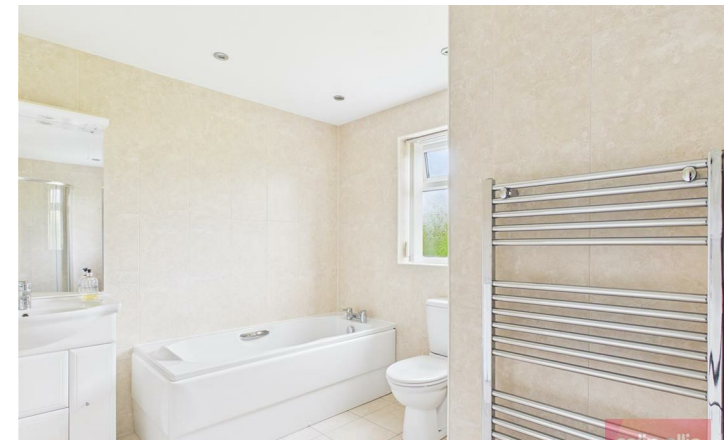
TENURE

Our vendor has informed us of the following:

- * Freehold with a deed of covenant in place
- * Assured Periodic Tenancy (APT): Allowed
- * Pets: Allowed
- * Holiday Lets: Not permitted

Please note all matters of tenure are subject to verification and clarification in a contract of sale







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

North Street - 18820615
Council Tax Band - D
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.



Tel: 01723 363565
E-mail: info@colinellis.co.uk

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