





colin ellis

High Street,

Scarborough, YO13 OQU

Guide Price £595,000

An individual three/four bedroom detached home occupying a delightful position in the very heart of the highly regarded village of Scalby. Offering generous and versatile accommodation, including a ground-floor office/second reception with the potential to be utilised as a fourth bedroom, together with attractive gardens, off-road parking and a garage, the property is offered to the market with NO ONWARD CHAIN.

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PROPERTY DESCRIPTION

Occupying a superb position in the heart of Scalby village, this attractive stone-built detached residence offers generous and highly versatile accommodation, with the flexibility to be utilised as a three or four bedroom home. Set behind established boundaries with a substantial driveway, garage and mature gardens, the property presents an excellent opportunity to acquire a sizeable family home in one of the area's most highly regarded village locations.

The house has clearly been a much loved home and, while a new owner may choose to update elements of the interior to their own taste, it offers an excellent foundation with generous rooms, plenty of natural light and considerable potential to create a particularly impressive village residence.

The accommodation is entered through a welcoming hallway with an attractive staircase rising to the first floor. The principal living room is a particularly generous reception space, enjoying views over the gardens and featuring a fireplace as its focal point. French doors lead directly into the sunroom, providing a lovely additional sitting or dining area surrounded by glazing and enjoying an outlook across the established garden. The kitchen/diner provides an excellent everyday family space, fitted with an extensive range of cabinetry. Beyond the kitchen are the garage and useful utility room. A further reception room provides valuable flexibility and would work equally well as a formal dining room, snug, study, home office or fourth bedroom. A ground-floor WC completes the accommodation on this level.

To the first floor, the landing leads to three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite facilities, while the remaining bedrooms are served by the family bathroom and an additional separate WC to the second bedroom.

One of the property's particularly appealing features is its setting. To the front, a substantial block-paved driveway provides off-road parking and access to the garage, with established planting helping to create an attractive approach to the house. The gardens are mature and well established, with lawned areas, patios and an abundance of shrubs, trees and planting providing colour and a pleasing degree of privacy. The garden offers several areas in which to sit and entertain, while the sunroom provides an excellent connection between the house and outside space.

Offered with no onward chain, early viewing is strongly recommended.

LOCATION

Scalby is widely regarded as one of the area's most desirable villages, prized for its attractive surroundings, strong sense of community and convenient access to Scarborough and the surrounding countryside. This property is particularly well positioned within the heart of the village, placing local amenities and the character of village life close at hand. With its combination of location, substantial accommodation, gardens, parking and potential for sympathetic updating, this is an excellent opportunity for purchasers looking to establish a long-term home in Scalby.

LIVING ROOM

7.18 x 3.52 (23'6" x 11'6")

SUN ROOM

4.54 x 3.00 (14'10" x 9'10")

SECOND RECEPTION ROOM / FOURTH BEDROOM

3.51 x 3.50 (11'6" x 11'5")

KITCHEN

7.21 x 4.07 (23'7" x 13'4")

UTILITY ROOM

2.44 x 3.01 (8'0" x 9'10")

WC

1.59 x 1.07 (5'2" x 3'6")

BEDROOM

5.09 x 3.50 (16'8" x 11'5")

EN SUITE

1.96 x 3.32 (6'5" x 10'10")

BEDROOM

3.51 x 3.73 (11'6" x 12'2")

WC

1.55 x 0.85 (5'1" x 2'9")

BEDROOM

3.51 x 3.33 (11'6" x 10'11")








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Floor 1



Floor 2

Approximate total area(1)

2044 ft²

189.8 m²

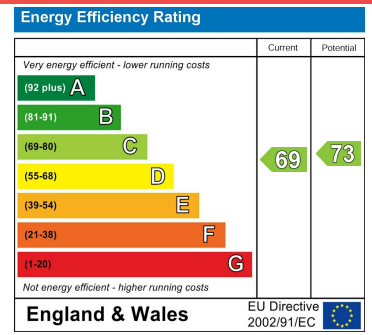
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

High Street - 18009848
Council Tax Band - G
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.



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