



Scalby Road, Scarborough, YO12 5QN

Situated on the sought-after Scalby Road, this substantial six-bedroom semi-detached property offers an exceptional opportunity to acquire a spacious family home in a central Scarborough location. With generous accommodation arranged over multiple floors, the property is ideally suited to growing families, multi-generational living, or those seeking a home with excellent potential to modernise.

Guide Price £340,000



DESCRIPTION

The accommodation comprises three well-proportioned reception rooms, providing flexible living and entertaining space, together with six bedrooms and two bathrooms and 3 separate WC's. While the property offers an excellent opportunity for buyers wishing to create a home tailored to their own tastes and requirements.

A notable feature is the independently controlled central heating system serving the upper floors, allowing each floor level to be switched on or off separately for improved comfort and energy efficiency.

Externally, the property benefits from a single garage, off-street parking for one vehicle, and an enclosed rear yard providing a low-maintenance outdoor space.

Conveniently positioned close to Scarborough town centre, local schools, shops, transport links, and a wide range of amenities, this impressive period home combines generous living space with outstanding potential, making it a rare opportunity in a highly desirable location.

ENTRANCE HALL

5.06 x 1.93 (16'7" x 6'3")

LIVING ROOM

6.55 x 3.57 (21'5" x 11'8")

OFFICE

3.66 x 5.77 (12'0" x 18'11")

DINING ROOM

3.01 x 4.38 (9'10" x 14'4")

KITCHEN

5.18 x 2.12 (16'11" x 6'11")

UTILITY ROOM

1.32 x 2.54 (4'3" x 8'3")

WC

0.88 x 1.29 (2'10" x 4'2")

BEDROOM

4.33 x 3.69 (14'2" x 12'1")

ENSUITE

1.96 x 2.16 (6'5" x 7'1")

BEDROOM

3.72 x 5.80 (12'2" x 19'0")

BEDROOM

3.66 x 3.18 (12'0" x 10'5")

WC

0.91 x 1.07 (2'11" x 3'6")

BATHROOM

3.24 x 2.10 (10'7" x 6'10")

BEDROOM

3.36 x 4.17 (11'0" x 13'8")

OFFICE

2.15 x 2.26 (7'0" x 7'4")

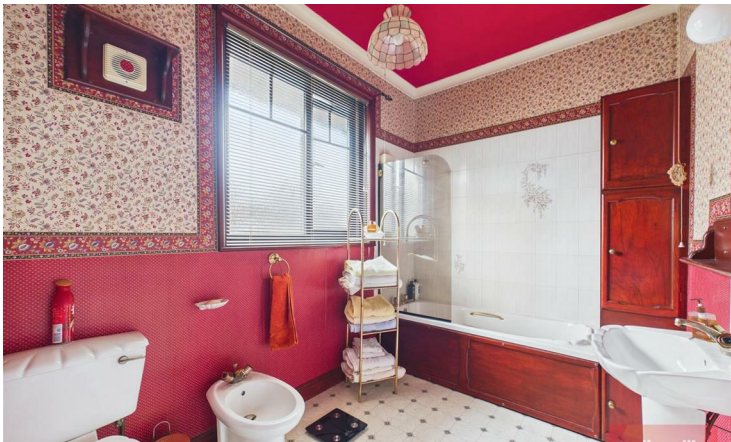
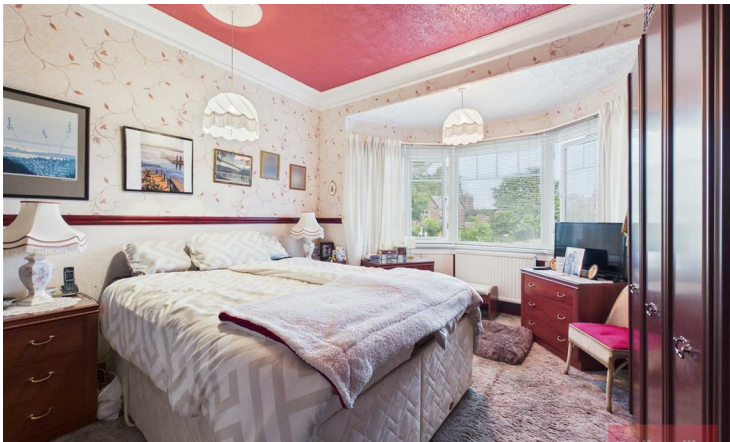
WC

1.81 x 1.15 (5'11" x 3'9")

BEDROOM

2.92 x 2.28 (9'6" x 7'5")







Approximate total area^m
 1991 ft²
 184.6 m²

Reduced headroom
 29 ft²
 2.7 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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

GIRAFFE360

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	

Scalby Road - 18822584
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.



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