

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 53 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



£775,000  
1 WEST PARK ROAD, SCALBY, SCARBOROUGH, YO13 0PX

- Detached House
- Six Bedrooms
- Three Reception Spaces
- Mature Gardens

SELDOM TO PROPERTIES OF SUCH CALIBRE AND FINE STANDING APPEAR OF THE OPEN MARKET. THIS FINE DETACHED RESIDENCE OFFERS THE PROSPECTIVE PURCHASER A SYMPATHETICALLY RESTORED AND UPDATED PROPERTY. PRESENTED TO A STUNNING STANDARD THROUGHOUT WITH A TASTEFUL INTERIOR GENEROUS PROPORTIONS AND ALL



TOTAL FLOOR AREA: 2849 sq. ft. (264.7 sq. m.) approx.  
\*These figures are for guidance only and are not intended to be used as a basis for any financial or other transaction. They are for information only and should not be relied upon. The actual area may vary slightly from the figures given. The figures are given for information only and should not be relied upon. The actual area may vary slightly from the figures given. The figures are given for information only and should not be relied upon. The actual area may vary slightly from the figures given.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Property Description

The property when briefly described comprises entrance vestibule, hallway, bay fronted lounge and bay fronted sitting room, a large open plan living/kitchen/diner to the rear, utility and laundry room. To the first floor is large landing, four large double bedrooms master with ensuite, luxurious bathroom and a further modern shower room. To the floor above are two further interconnecting bedrooms with scope for more if required. The property is set in large mature gardens to both the front and rear, garage and off street parking.

GROUND FLOOR

ENTRANCE VESTIBULE

HALLWAY

LIVING ROOM  
20' 11" x 13' 9" (6.4m x 4.2m) max

LOUNGE  
18' 4" x 14' 1" (5.6m x 4.3m) max

LIVING/KITCHEN/DINER  
28' 10" x 18' 0" (8.8m x 5.5m) max

UTILITY ROOM  
7' 10" x 7' 6" (2.39m x 2.29m)  
FIRST FLOOR

LANDING

MASTER BEDROOM  
17' 4" x 13' 9" (5.28m x 4.19m) max

ENSUITE

BEDROOM  
17' 8" x 13' 9" (5.4m x 4.2m)

BEDROOM  
13' 9" x 10' 5" (4.2m x 3.2m)

SHOWER ROOM  
9' 2" x 6' 6" (2.79m x 1.98m)

BATHROOM  
13' 9" x 5' 6" (4.2m x 1.7m)

SECOND FLOOR

BEDROOM  
13' 9" x 12' 5" (4.19m x 3.78m) max

BEDROOM  
14' 1" x 13' 9" (4.29m x 4.19m) max

OUTSIDE

GARDENS

GARAGE