



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



£450,000

52 SCALBY ROAD, BURNISTON, SCARBOROUGH, YO13 0HN

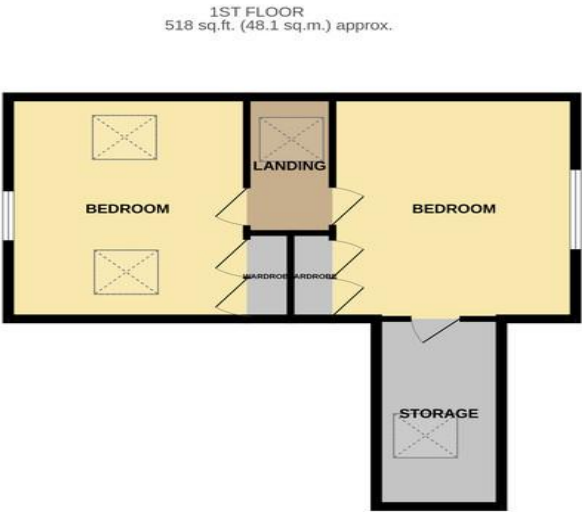
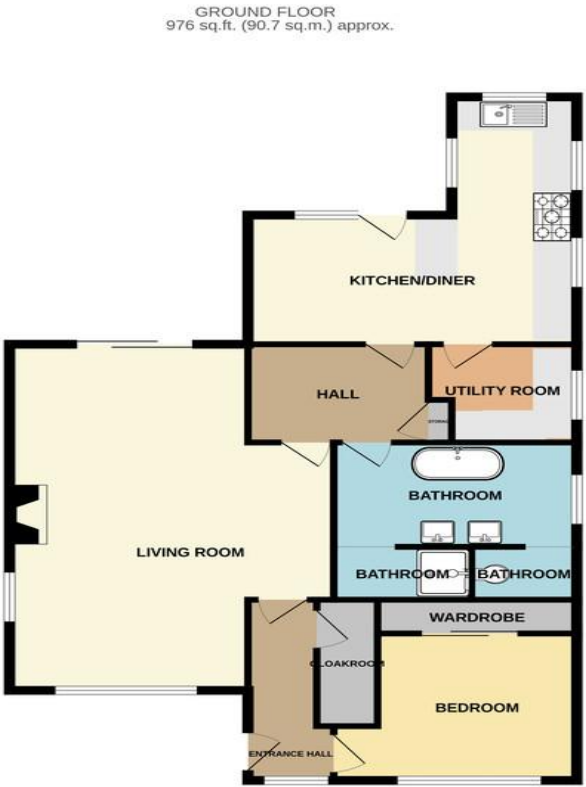
- Detached Dormer Bungalow
 - Renovated Throughout
 - Three Bedrooms
 - Double Garage And Gardens
- A RECENTLY RENOVATED AND UPGRADED THREE BEDROOM DETACHED DORMER BUNGALOW. SITUATED ON THE EDGE OF THIS POPULAR NORTH SIDE VILLAGE, ON A GENEROUS PLOT WITH BEAUTIFUL OPEN COUNTRYSIDE VIEWS GARDENS EV CHARGING AND LARGE DETACHED GARAGE.



TIPPLE UNDERWOOD ESTATE AGENTS
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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



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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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Property Description

This well-presented property when briefly described comprises entrance hall, ground floor double bedroom, large dual aspect living room with feature fireplace, recently installed modern kitchen diner, utility room and a stunning bathroom with modern roll top bath and walk in shower stall. On the first floor are two further well-appointed double bedrooms with fitted furniture and an additional room from one of the bedrooms. To the outside are large gardens with views to the rear over open countryside, ev charging point and a fantastic double garage with mezzanine level, solar panels with battery storage.



GROUND FLOOR

ENTRANCE HALL

LIVING ROOM
25' 3" x 16' 9" (7.7m x 5.11m) max

KITCHEN/DINER
16' 5" x 16' 5" (5m x 5m) max L shaped

UTILITY ROOM
6' 8" x 6' 6" (2.03m x 1.98m)

BEDROOM
11' 2" x 10' 3" (3.4m x 3.12m) max

CLOAKROOM

BATHROOM
12' 3" x 10' 3" (3.73m x 3.12m)

HALL

FIRST FLOOR

LANDING

BEDROOM
15' 4" x 12' 6" (4.67m x 3.81m)

BEDROOM
15' 4" x 12' 2" (4.67m x 3.71m)

STOREROOM
12' 7" x 6' 6" (3.84m x 1.98m)

OUTSIDE

GARDENS

DOUBLE GARAGE