



## 122 Scalby Road

Woodlands, Scarborough, YO12 5QN

**Price Guide £360,000**



A detached three bedroom bungalow with a large terraced rear garden and off road parking situated in the popular Scalby Road area of Scarborough. With three double bedrooms a bathroom, lounge and kitchen/diner this is a good sized property with plenty of garden space.



### Porch

The property is entered via a porch to the side. From the porch there are doors leading into a cloakroom with a W.C. and handbasin. Another door leads into a store room in which there is the boiler and space to store larger items.

### Dining Room 17'4" x 13'4" (5.28m x 4.06m)

The first point of entry from the porch, the dining room looks to the side of the property and is adjacent to the kitchen area. Doors lead off into the lounge and the hallway that leads to the bathroom and bedroom. This room has a fitted carpet and a radiator.

### Kitchen 6'9" x 17'2" (2.06m x 5.23m)

Adjacent to the dining room in an open plan layout the galley shaped kitchen has a range of wall and base units with a stainless steel sink and drainer. There is a built in oven and grill with a gas hob and extractor above, composite work tops and partly tiled walls. To the end of the kitchen there is a sliding door behind which is a pantry area.

### Lounge 17'4" x 13'4" (5.28m x 4.06m)

The lounge is accessed via the dining room or the study. It is a good sized room with a large bay window overlooking the front of the property which supplies plenty of light. The room is fully carpeted with a radiator.

### Study 9'2" x 13'2" (2.79m x 4.01m)

The study is between the lounge and the bedrooms, it has a window to the front of the house and there is a porch leading off to the front door. A door leads into Bedroom 2, another into the lounge and a third into the hallway where Bedroom 1, 3 and the bathroom are situated. If not used as a study it could be utilised as a large reception hallway into the property.

### Bedroom 1 12'11" x 11'0" (3.94m x 3.35m)

A double bedroom at the rear of the property with a window overlooking the back garden. This room is carpeted with a radiator.

### Bedroom 2 12'4" x 11'4" (3.76m x 3.45m)

Located at the front of the property this bedroom is another double bedroom with a large bay window overlooking the front of the house. This room is carpeted with a radiator. There is a hatch in the floor which leads into the basement of the house, this is currently carpeted over as the present occupants do not use this space.

### Bedroom 3 11'3" x 11'7" (3.43m x 3.53m)

Located at the rear of the property this double bedroom overlooks the side of the property it has a carpet and radiator.

### Bathroom 6'6" x 7'4" (1.98m x 2.24m)

The bathroom is situated off the rear hallway of the house and is made up of a three piece suite with the W.C. in the adjacent room. There is a bathtub, hand wash basin and a shower unit. The walls are partially tiled. There is a window to the rear of the house.

### WC 2'5" x 5'3" (0.74m x 1.60m)

In a separate room next to the bathroom the W.C. is accessed from the hallway mid-way between bedrooms.

### Outside

The property has extensive garden areas to the front and rear. To the front there is a driveway that leads up to the carport area and planted areas growing a range of mostly evergreen shrubs. At the side of the house is a car port and to the rear of the house is a patio below the terraces. There are three large lawned terraces which are accessed by steps leading up the right hand side of the garden. These terraces are planted with a mixture of shrubs and fruit trees. They are surrounded by privet hedges. At the top of the garden there is a large hedge / evergreen border.

### What Three Words Location.

herbs.arch.fight.

## Area Map



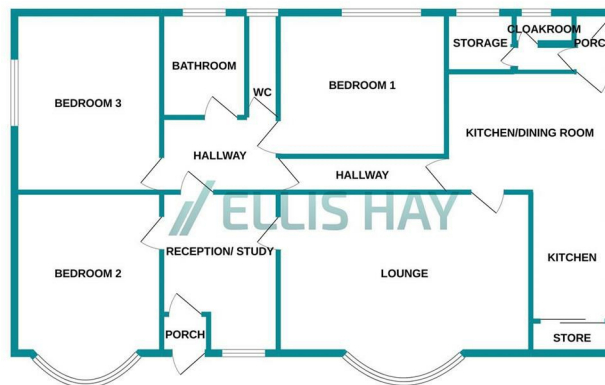
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Council Tax Band: E

## Tenure: Freehold

GROUND FLOOR  
1216 sq.ft. (113.0 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (113.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, ceiling and wall space should be approximate and no responsibility is taken for any error. Details of the contents, fixtures and fittings are given for information only and should not be relied on by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in relation to their operation or efficiency over the years.  
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