



Scalby Road, Scarborough

YO12 6ED

£245,000



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# Scalby Road, Scarborough

## DESCRIPTION

This exceptional three-bedroom mid-terrace home has been beautifully renovated throughout, with major investment including a new roof, windows, doors and more, creating a high-spec turnkey property finished to an outstanding standard.

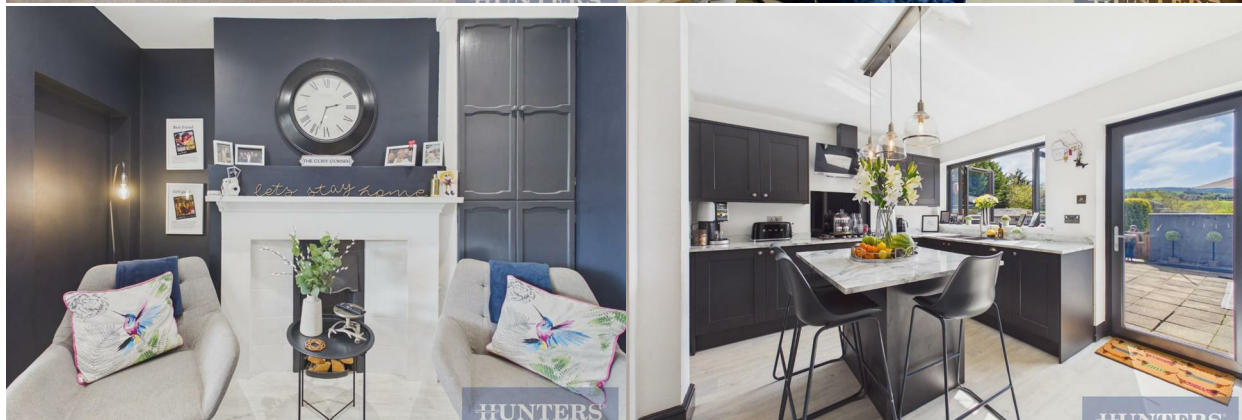
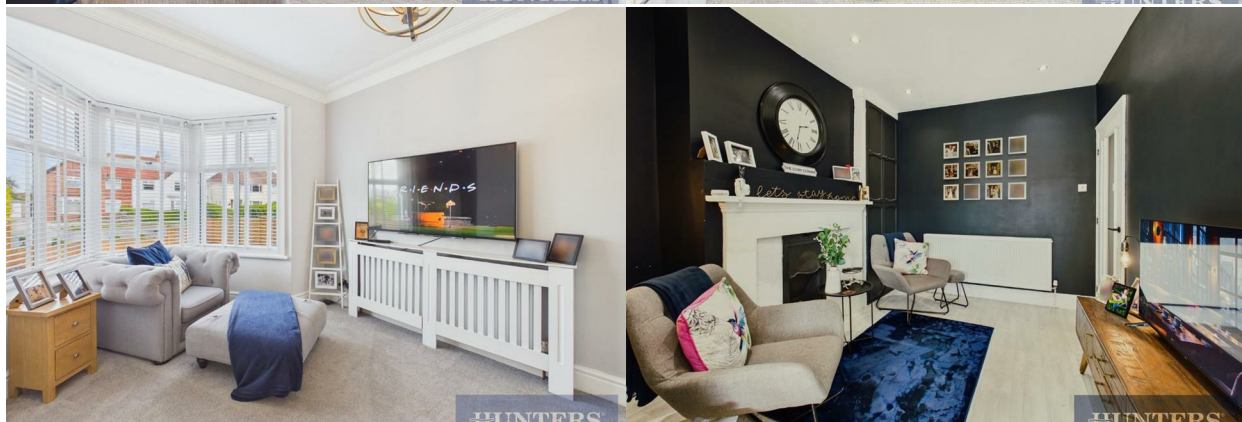
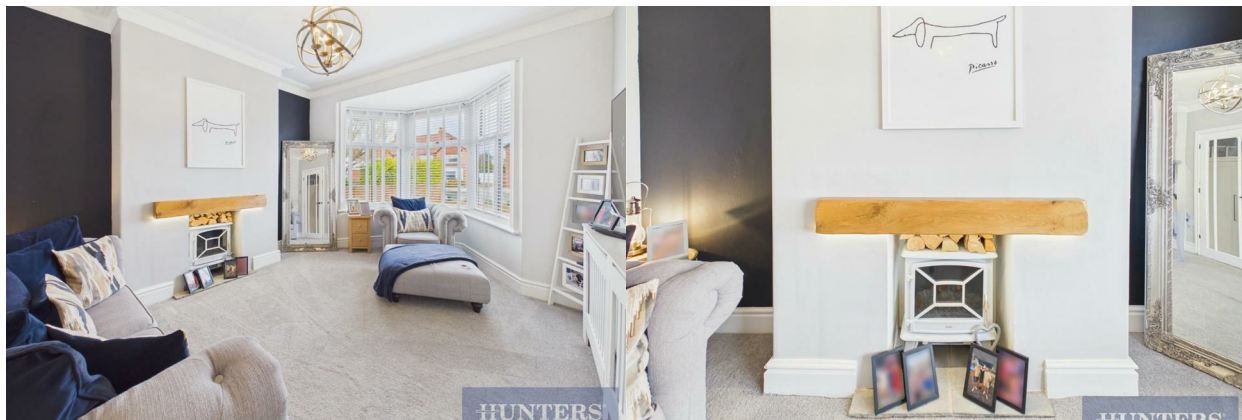
At the heart of the home is a stunning extended kitchen designed for both modern family living and entertaining. Featuring a central island, sleek contemporary units and integrated appliances including a fridge/freezer, dishwasher, double oven and gas hob, the space perfectly balances style and practicality. Bespoke French-style opening windows create a seamless indoor/outdoor feel overlooking the rear garden.

The ground floor also benefits from two reception areas, including a cosy snug adjoining the kitchen and a separate living room. The hallway has been enhanced with bespoke fitted joinery, built-in storage beneath the stairs and a custom pet nook. To the rear is a separate fitted boot room/laundry room housing the washer and dryer.

Upstairs are three bedrooms and a beautifully finished family bathroom. The second bedroom enjoys a rare feature with French doors opening onto a south-facing roof terrace with stunning views towards Raincliffe Woods. The property also benefits from a large loft space with pull-down ladder, offering excellent storage and potential for conversion into an additional bedroom with ensuite, subject to permissions.

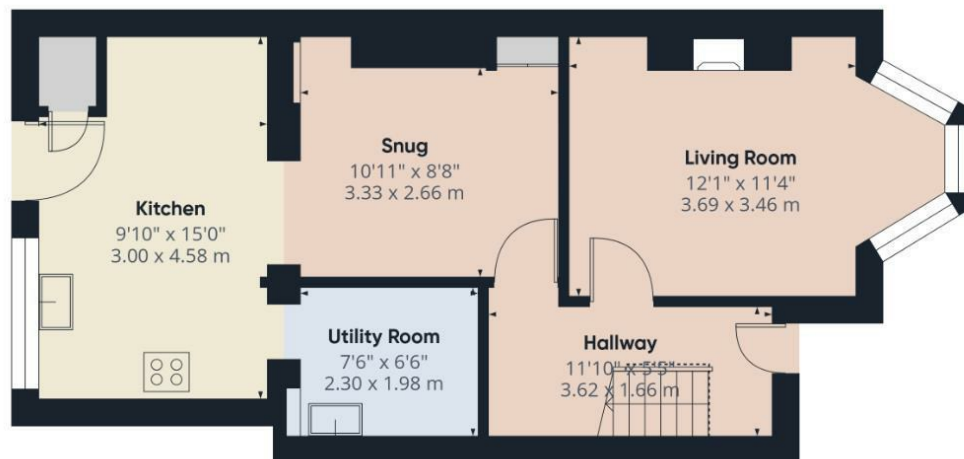
Externally, the home continues to impress with professionally landscaped frontage creating excellent curb appeal. To the rear is a south-facing patio seating area, generous garden and driveway providing off-road parking for two vehicles. Further upgrades include new radiators, recently fitted carpets and carefully selected lighting throughout.

Located within the highly sought-after Newby area, the property offers excellent access to local amenities, schools, transport links and Scarborough's North Bay coastline.

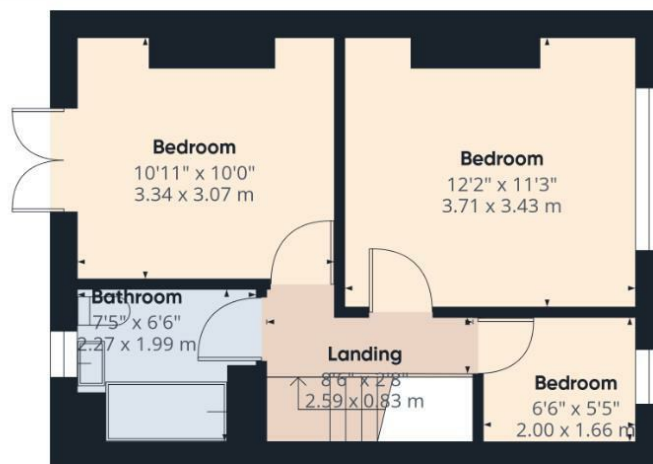








Ground Floor



Floor 1



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**Approximate total area<sup>(1)</sup>**

870 ft<sup>2</sup>  
80.7 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

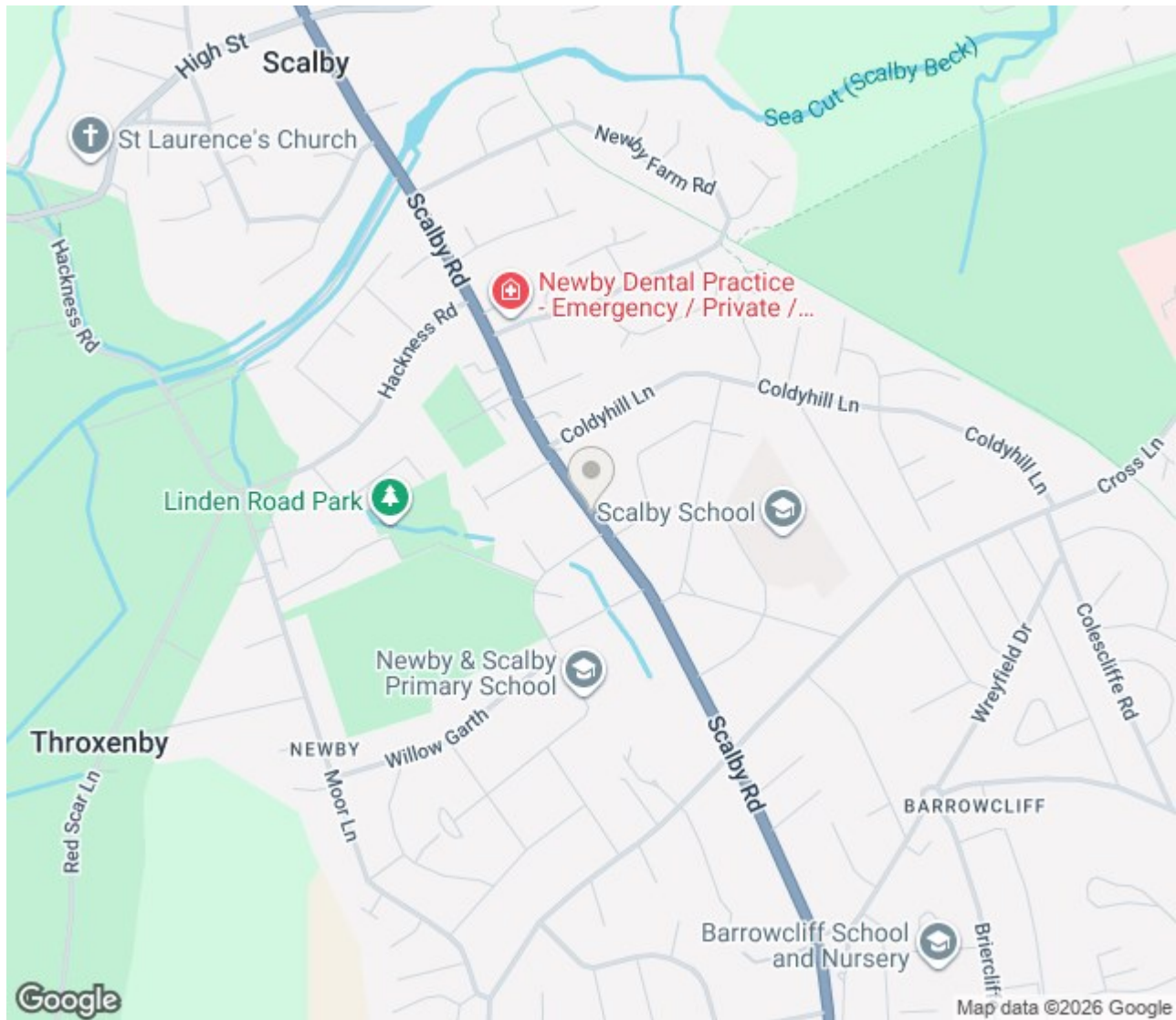
Below 5 ft/1.5 m

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

**GIRAFFE 360**







# ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>85</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>66</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

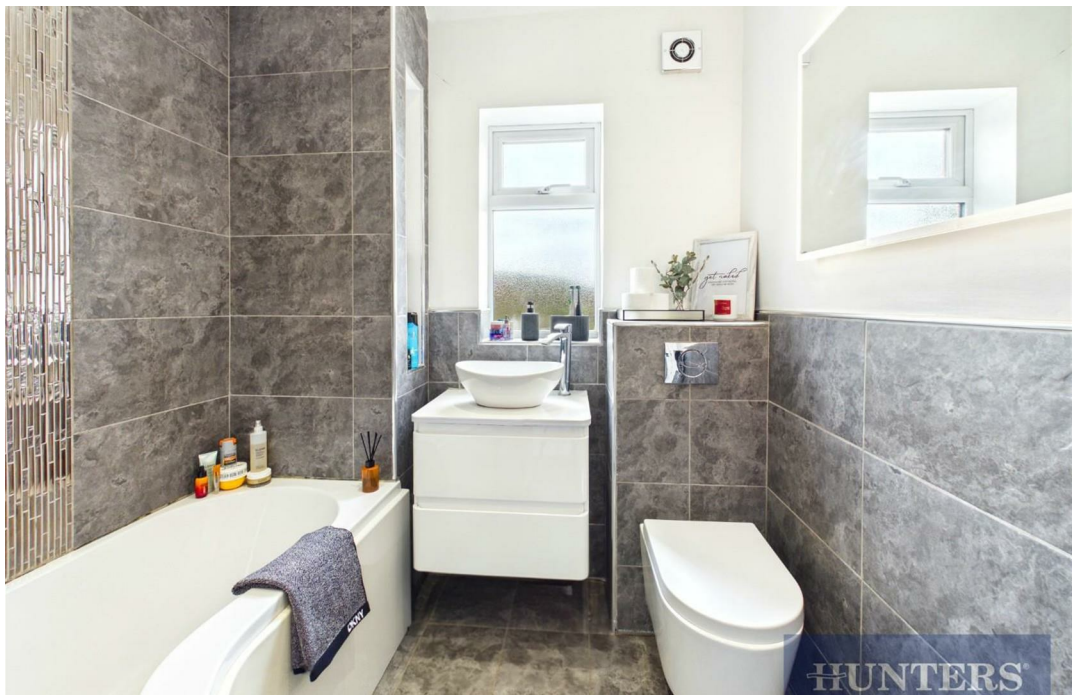
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