



48 Oak Road, Scarborough, YO12 4AR

Offers In The Region Of £220,000

- *Full renovation completed*
- *Modern Magnet fitted kitchen*
- *Landscaped rear garden*
- *Spacious and light-filled*
- *Gas central heating*
- *Detached garage with power and lighting*
- *Character features including wood-burning stove*
- *Fully re-wired and re-plumbed*
- *Loft insulation*

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A beautifully presented and characterful three-bedroom home, combining period charm with modern upgrades throughout. Renovated to a high standard, the property features spacious living areas, a stylish kitchen, two bathrooms, and a landscaped garden, along with a detached garage. Ideally suited for comfortable family living, this home is ready to move straight into.



Council Tax Band: B



This charming and thoughtfully improved property offers a superb blend of period character and modern convenience, ideally suited for family living. Having undergone a comprehensive renovation in 2013, the home has been carefully maintained and enhanced by the current owners, resulting in a stylish and highly functional living space throughout.

The ground floor provides a welcoming entrance hallway leading to a bright and inviting living room, featuring a bay window and a wood-burning stove with a lined flue, creating a warm focal point. A separate dining room offers an excellent space for entertaining, while the well-appointed kitchen, fitted with quality Magnet units, provides ample storage and workspace along with pleasant views over the garden. A downstairs bathroom with electric shower adds further practicality.

To the first floor, there are three well-proportioned bedrooms, all presented to a high standard, alongside a modern family bathroom benefitting from underfloor heating. The layout is both versatile and well-balanced, ideal for growing families or those working from home.

Externally, the property enjoys a beautifully landscaped rear garden, offering a private and tranquil outdoor space perfect for relaxation and entertaining. In addition, there is a detached garage complete with power and lighting, providing excellent storage or workshop potential. In addition to this is a wood store/additional storage space.

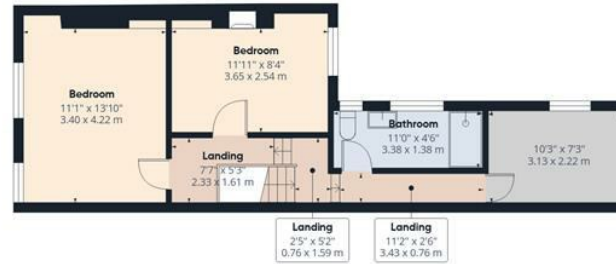
The property has been significantly upgraded, including full re-wiring and new plumbing in 2013, double glazing throughout with certification, and a modern gas boiler installed approximately two years ago. The roof has been inspected within the last six months, and additional benefits include loft insulation and a Velux window installed approximately seven years ago.

This is a superb opportunity to acquire a well-maintained and characterful home in excellent condition throughout.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

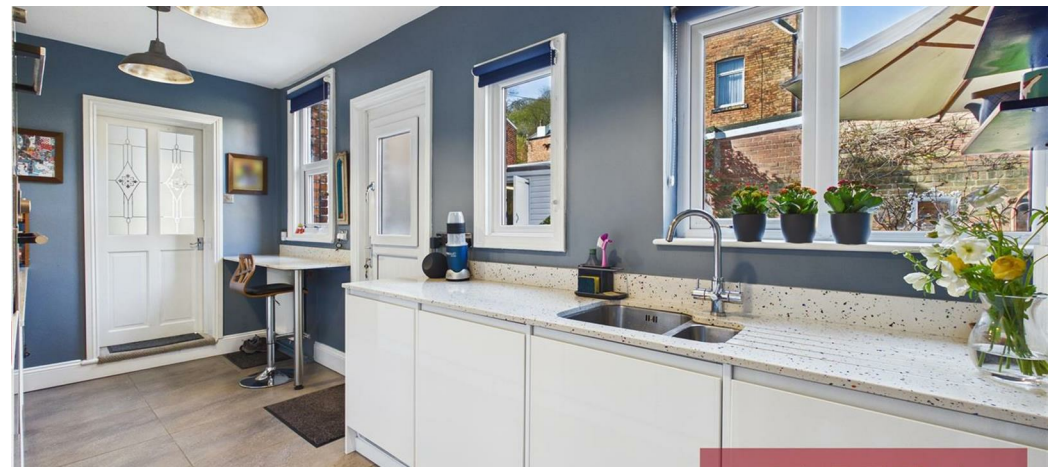
1138 ft²

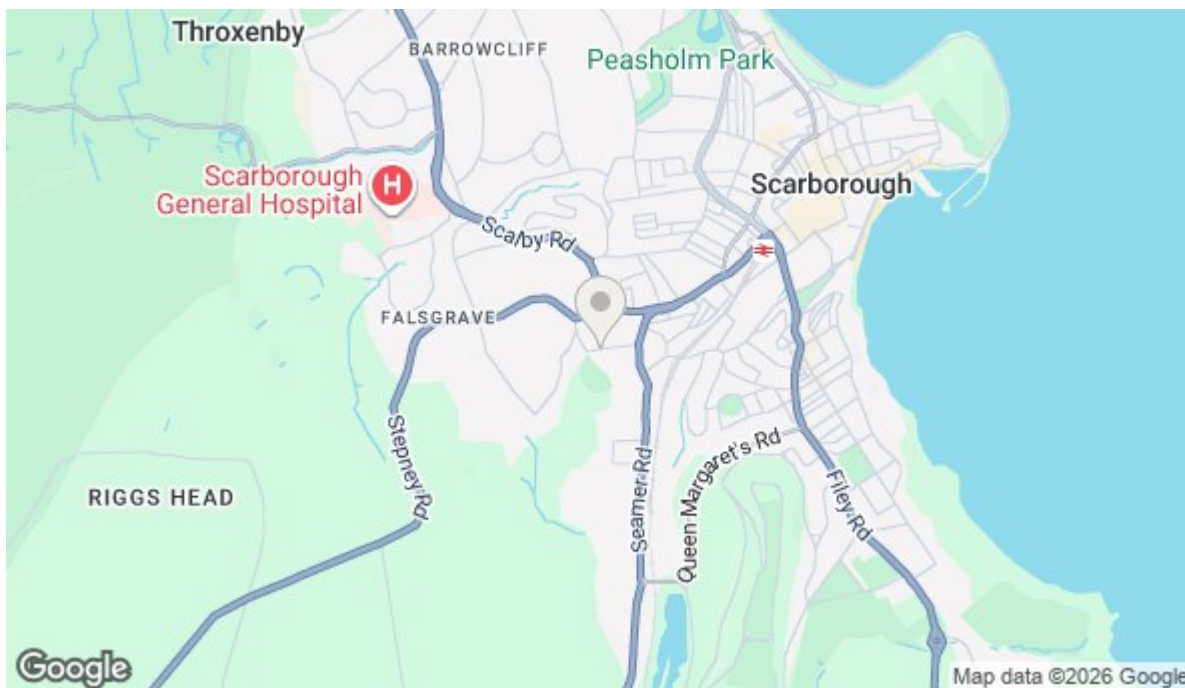
105.8 m²

(1) Excluding balconies and terraces

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

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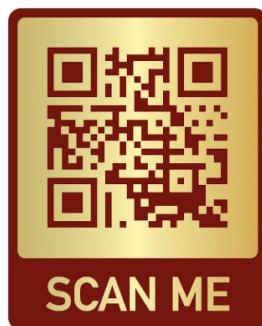
Energy Efficiency Rating

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

Viewings

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