



## *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*

# 48 Oak Road, Scarborough YO12 4AR

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.

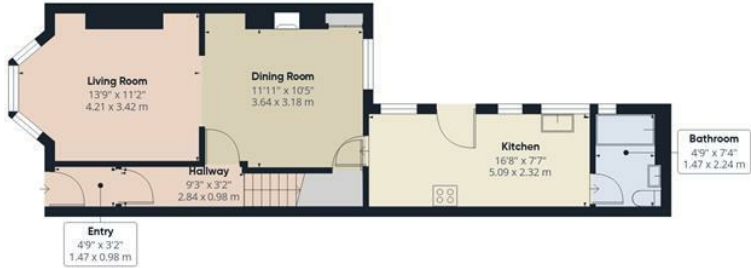
To the first floor, there are three well-proportioned bedrooms, all presented to a high standard, alongside a modern family bathroom benefitting from underfloor heating. The layout is both versatile and well-balanced, ideal for growing families or those working from home.

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.

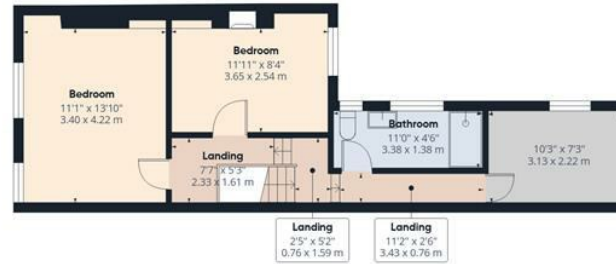
The property has been significantly upgraded, including full re-wiring and new plumbing in 2013, double glazing throughout with certification, and a modern gas boiler installed approximately two years ago. The roof has been inspected within the last six months, and additional benefits include loft insulation 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<sup>(1)</sup>

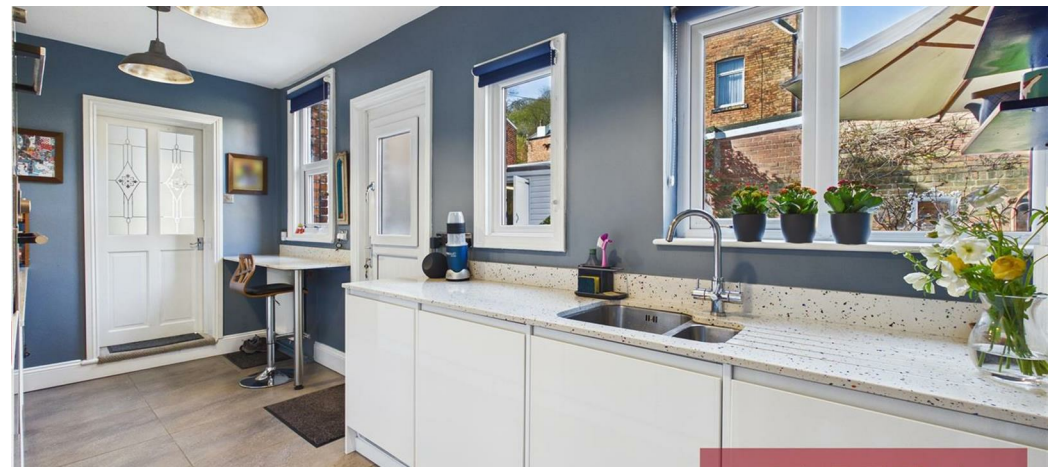
1138 ft<sup>2</sup>

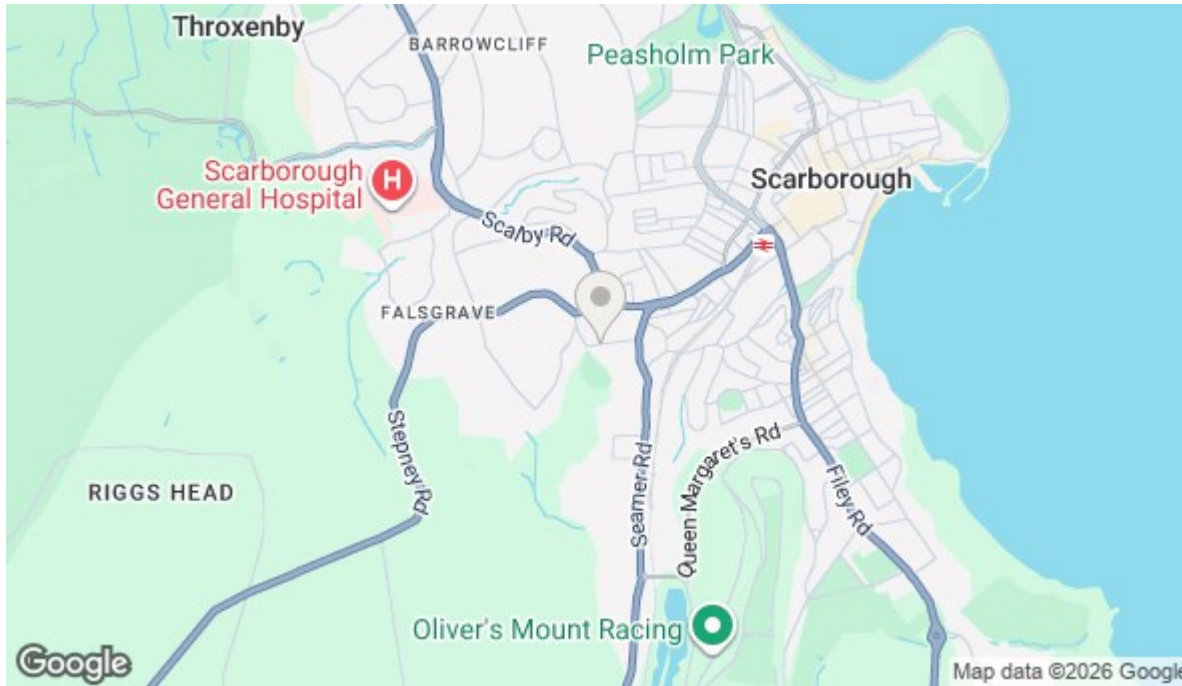
105.8 m<sup>2</sup>

(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.

GIRAFFE360





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

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