



colin ellis

## Scalby Road, Scarborough, YO12 5QL

Situated on Scalby Road, this spacious five-bedroom link semi-detached property offers generous and versatile living accommodation, making it an ideal family home. The ground floor features a welcoming living room, alongside a separate play room that provides additional flexible space for families. To the rear of the property is a bright and spacious open-plan kitchen diner. Upstairs, the property boasts five well-proportioned double bedrooms, providing plenty of space and Two bathrooms. Externally, the property benefits from a single garage and off-street parking for multiple vehicles.

Guide Price £370,000



## HALLWAY

1.79 x 5.27 (5'10" x 17'3")

## LIVING ROOM

5.72 x 3.62 (18'9" x 11'10")

## PLAY ROOM

2.62 x 2.92 (8'7" x 9'6")

## DINING AREA

5.70 x 4.17 (18'8" x 13'8")

## KITCHEN

1.73 x 4.21 (5'8" x 13'9")

## BEDROOM

3.67 x 3.77 (12'0" x 12'4")

## BATHROOM

1.85 x 1.84 (6'0" x 6'0")

## BEDROOM

3.74 x 3.42 (12'3" x 11'2")

## BEDROOM

3.30 x 3.13 (10'9" x 10'3")

## BATHROOM

1.70 x 3.13 (5'6" x 10'3")

## WC

1.37 x 0.89 (4'5" x 2'11")

## BEDROOM

3.75 x 3.47 (12'3" x 11'4")

## BEDROOM

5.66 x 3.82 (18'6" x 12'6")

## AML CHARGE (MOVE WITH US)

AML Charge: Move with Us, as the appointed selling agent, is required to conduct ID/AML and source-of-funds checks for the properties we sell. To date, we have absorbed the associated administrative and third-party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 ?(plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.







**Approximate total area<sup>(1)</sup>**  
 1730 ft<sup>2</sup>  
 161 m<sup>2</sup>

**Reduced headroom**  
 21 ft<sup>2</sup>  
 1.9 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.

GIRAFFE360

**Scalby Road - 18778614**

**Council Tax Band - E**

**Tenure - Freehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>56</b>	
(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	



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