



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£190,000

3 PLOUGH GARDENS, SCALBY, SCARBOROUGH, YO13 0FH

- Two Bedrooms
- Constructed 2024
- Gardens And Parking
- Well Equipped Kitchen

PRACTICALLY BRAND NEW, THIS RECENTLY CONSTRUCTED TWO BEDROOM TERRACED OF THREE HOUSES NICELY TUCKED AWAY ON A QUIET CUL DE SAC, WITH LOVELY WOODLAND VIEWS TO THE REAR. ONLY BEING OCCUPIED SINCE MAY 2024, WELL EQUIPPED KITCHEN, AND A LOVELY REAR GARDEN.

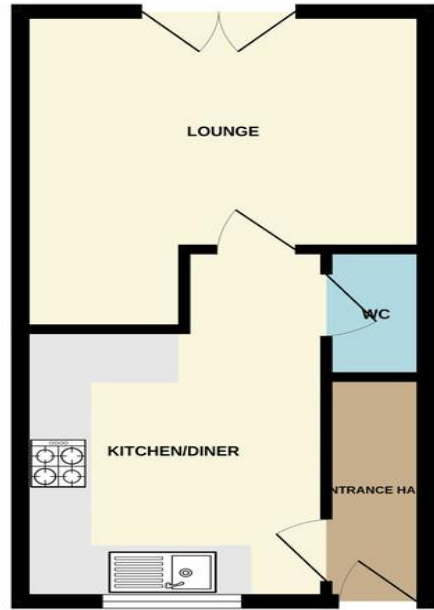


TIPPLE UNDERWOOD ESTATE AGENTS
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

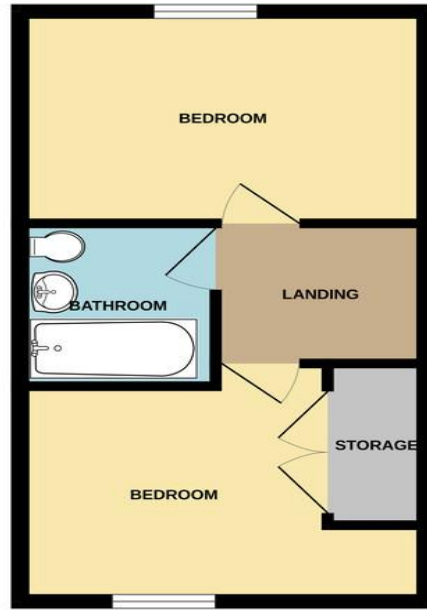
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR

ENTRANCE HALL

KITCHEN/DINER
11' 9" x 9' 9" (3.58m x 2.97m)

LOUNGE
12' 2" x 13' (3.71m x 3.96m)

WC

FIRST FLOOR

LANDING

BEDROOM
13' x 8' 7" (3.96m x 2.62m)

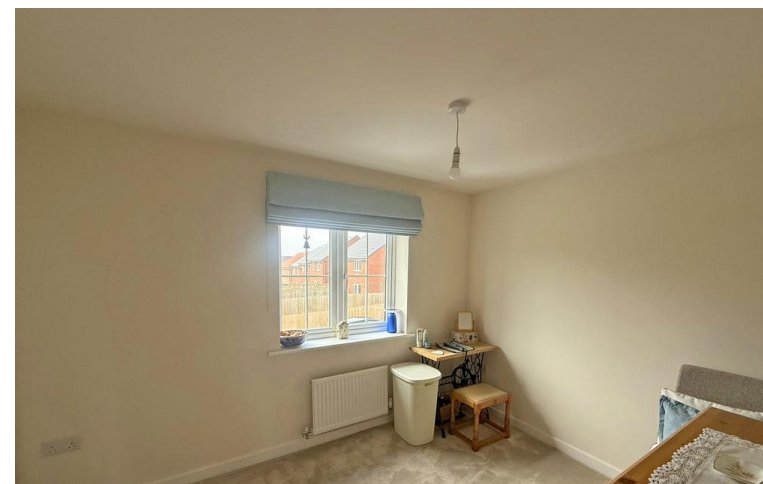
BEDROOM
12' 10" x 9' 10" (3.91m x 3m) max

BATHROOM

OUTSIDE

GARDENS

ALLOCATED PARKING



Property Description

This modern home when briefly described comprises, entrance hall, kitchen diner with a wealth of integral appliances, lounge and w/c to the ground floor. On the first floor are two well-appointed bedrooms and house bathroom. Enclosed garden to the rear mainly laid to lawn with boundary fencing and patio, to the front of the property is allocated parking for two vehicles.

