



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



£278,000

WOODVILLE COTTAGE, 5 NORTH STREET, SCALBY, SCARBOROUGH, YO13 0RP

- Scalby Village Location
- Four Bedrooms
- Three Reception Rooms
- Beautiful Gardens

LOCATED IN THE HEART OF SCALBY VILLAGE, WITH ALL OF THE FANTASTIC AMENITIES ON YOUR DOORSTEP IS THIS RECENTLY UPGRADED FOUR BEDROOM COTTAGE. IN NEED OF SOME COSMETIC FINISHING THIS WILL MAKE A BEAUTIFUL COSY HOME FOR SOMEONE WITH BEAUTIFUL GARDENS BATHROOMS TO BOTH FLOORS AND GENEROUS CONSERVATORY.



TIPPLE UNDERWOOD ESTATE AGENTS
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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
622 sq.ft. (57.8 sq.m.) approx.

1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1082 sq.ft. (100.6 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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Property Description

The property when briefly described comprises conservatory, hallway, lounge, snug, dining room, kitchen, utility and shower room to the ground floor. On the first floor are four bedrooms, and a modern family bathroom. Fantastic gardens to the frontal aspect with timber shed and greenhouse, enclosed paved yard to the rear.



GROUND FLOOR

CONSERVATORY
18' 6" x 10' 4" (5.64m x 3.15m)

HALLWAY

LOUNGE
12' 6" x 10' 1" (3.81m x 3.07m)

SNUG
11' 7" x 7' 9" (3.53m x 2.36m)

DINING ROOM
9' 11" x 9' 1" (3.02m x 2.77m)

KITCHEN
10' 7" x 6' 1" (3.23m x 1.85m)

UTILITY ROOM

SHOWER ROOM

FIRST FLOOR

LANDING

BEDROOM
12' 9" x 12' 6" (3.89m x 3.81m)

BEDROOM
9' 1" x 7' 6" (2.77m x 2.29m)

BEDROOM
9' 10" x 8' 1" (3m x 2.46m)

BEDROOM
7' 11" x 7' 11" (2.41m x 2.41m)

BATHROOM

OUTSIDE

GARDENS

REAR YARD