

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£330,000

23 ELDERFLOWER ROAD, SCALBY, SCARBOROUGH, YO13 0BY

- Detached Family Home
- Four Bedrooms
- Well Presented Throughout
- Garage And Gardens

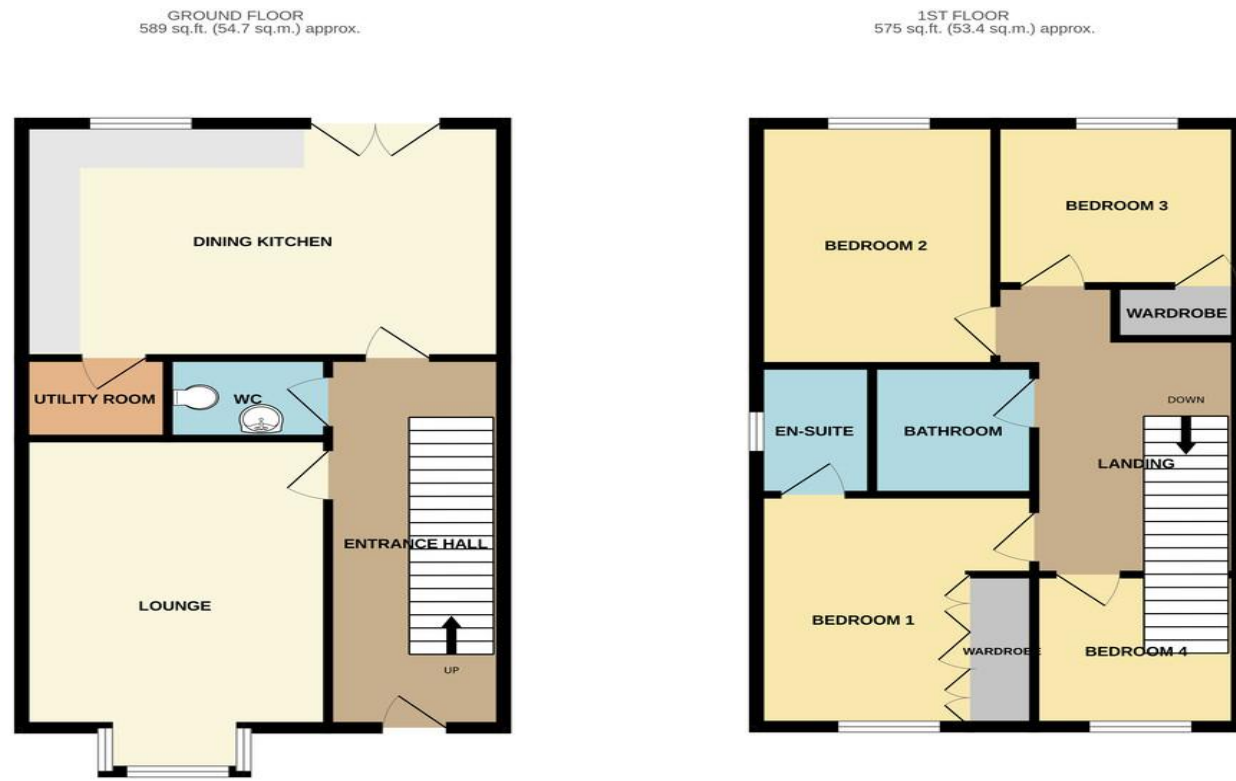
A SUPERB EXAMPLE OF THIS FOUR BEDROOM DETACHED HOUSE ON THE POPULAR HIGH MILL DEVELOPMENT IN THE BEAUTIFUL VILLAGE OF SCALBY. A WELL PROPORTIONED PROPERTY IDEAL FOR FAMILY LIVING WITH ENCLOSED GARDENS TO THE REAR, MODERN INTERIOR, OVER TWO FLOORS.



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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.



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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 entrance hall, bay fronted living room, cloakroom, open plan kitchen diner, and utility room to the ground floor. On the first floor are four well appointed bedrooms, master with en-suite and a family bathroom. Enclosed garden to the rear with paved patio and paths, further storage area to the side of the garage. Long driveway, front garden and garage.



GROUND FLOOR

- ENTRANCE HALL
- LOUNGE
14' 9" x 12' (4.5m x 3.66m)
- KITCHEN/DINER
18' 9" x 12' (5.72m x 3.66m)
- CLOAKROOM
- UTILITY ROOM

FIRST FLOOR

- BEDROOM
11' 9" x 10' 9" (3.58m x 3.28m)
- ENSUITE
- BEDROOM
11' 6" x 9' 3" (3.51m x 2.82m)
- BEDROOM
9' 3" x 8' 3" (2.82m x 2.51m)
- BEDROOM
7' 9" x 7' 3" (2.36m x 2.21m)

BATHROOM

OUTSIDE

- GARDENS
- GARAGE