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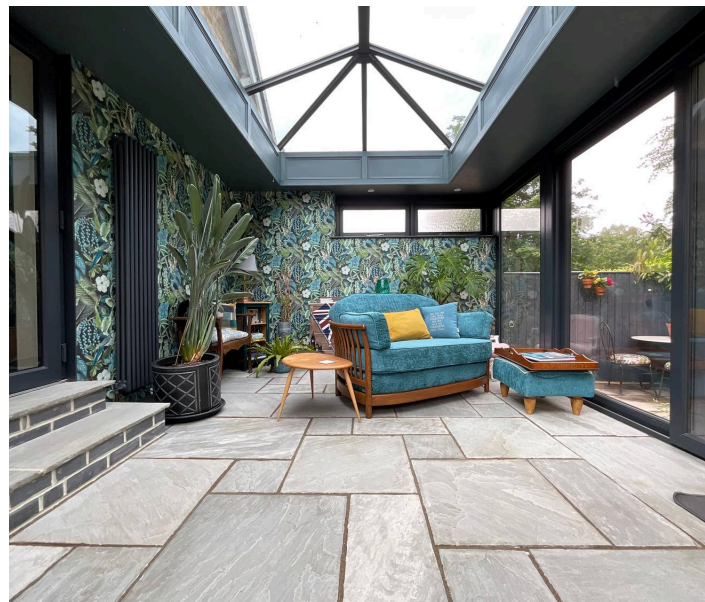
2 Hay Brow Close, Scalby
Guide Price **£495,000**



- IMMACULATELY PRESENTED THREE BEDROOM DETACHED BUNGALOW
- POPULAR SCALBY VILLAGE LOCATION
- CORNER PLOT WITH WRAP AROUND GARDENS
- OFF-STREET PARKING & GARAGE
- SUN ROOM & UTILITY

We are delighted to present this immaculately presented three bedroom detached bungalow, ideally situated in the highly sought-after village of Scalby.

Occupying a prominent corner plot, this elegant home offers a spacious and versatile layout, perfect for modern family living. Upon entering, you are welcomed by a light and airy hallway that leads to a generously proportioned lounge, designed for comfort and relaxation. The modern fitted kitchen provides ample storage and workspace, seamlessly connecting to a separate utility room. The property also benefits from a charming sun room that floods the home with natural light and a spacious dining room creating an inviting atmosphere for entertaining or unwinding. Three well-appointed bedrooms offer flexible accommodation, while the pristine family bathroom ensures convenience for all.



The property also features off-street parking and a garage, enhancing daily convenience. Located within easy reach of local amenities, reputable schools, and excellent transport links, this delightful bungalow combines comfort, style, and practicality in a prestigious village setting.

Early viewing is highly recommended to fully appreciate the exceptional standard and superb location this property has to offer. Contact us today to arrange your viewing appointment.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



ACCOMMODATION

Living Room

14' 1" x 15' 9" (4.30m x 4.80m)

Dining Room

9' 10" x 10' 6" (3.00m x 3.20m)

Sun Room

17' 1" x 11' 10" (5.20m x 3.60m)

Kitchen

12' 6" x 11' 2" (3.80m x 3.40m)

Utility

12' 2" x 6' 3" (3.70m x 1.90m)

Bedroom 1

10' 2" x 14' 5" (3.10m x 4.40m)

Bedroom 2

12' 2" x 12' 6" (3.70m x 3.80m)

Bedroom 3

8' 10" x 8' 10" (2.70m x 2.70m)

Bathroom

6' 11" x 8' 2" (2.10m x 2.50m)

HMRC

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

Details Prepared

AB040626



GROUND FLOOR



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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Interested?

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132