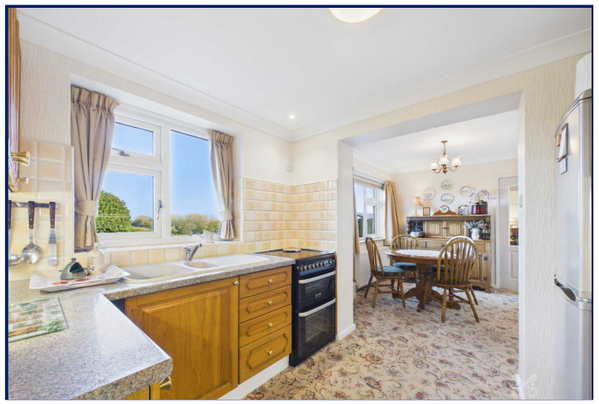
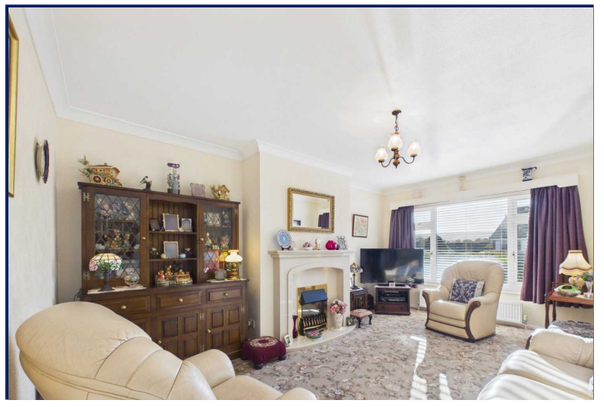


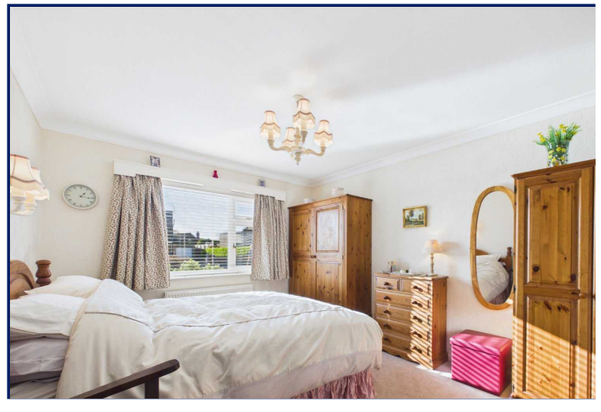














Nicemats, Ridge Green, Scalby,
Scarborough, North Yorkshire,
YO13

Asking Price: £335,000
Freehold

Reeds Rains

reedsrains.co.uk

Nicemats, Ridge Green, Scalby, Scarborough, North Yorkshire, YO13

Asking Price: £335,000 Freehold

Council Tax Band: D
EPC Rating: D

*** Rarely Available Three Bedroom Semi-Detached Bungalow in Highly Sought-After Scalby Village ***

Main Description

Situated within the heart of the ever-popular village of Scalby, this beautifully presented three-bedroom semi-detached bungalow offers spacious and versatile accommodation arranged over two floors in one of Scarborough's most sought-after residential locations.

Properties of this style and calibre rarely come to the market, making this an outstanding opportunity for families, retirees, downsizers and those seeking a peaceful village lifestyle.

Benefitting from UPVC double glazed windows and gas central heating, the property provides well-proportioned and adaptable living accommodation, including a fixed staircase leading to the first-floor accommodation, making it ideal for a wide range of purchasers.

The accommodation briefly comprises a welcoming entrance hallway, a bright and spacious lounge flooded with natural light, a fitted kitchen with ample storage and workspace, three well-proportioned bedrooms and two bathrooms. One of the bedrooms is currently utilised as an additional dining room/family room, demonstrating the flexibility of the accommodation and providing an excellent space for entertaining or everyday family living. Should purchasers prefer, this room can easily be reinstated as a bedroom, ensuring the property continues to offer comfortable three-bedroom accommodation.

A particular highlight of this delightful home is its stunning mature landscaped gardens. Lovingly maintained and thoughtfully designed, the gardens feature well-established planting, colourful borders, mature shrubs and attractive lawned areas, creating a beautiful outdoor retreat to be enjoyed throughout the seasons. Whether relaxing with a morning coffee, gardening, or entertaining family and friends, the gardens provide a wonderful extension of the living accommodation.

To the rear, the property enjoys beautiful open views across neighbouring fields, offering a rare sense of tranquillity and countryside living whilst remaining within easy reach of village amenities. The open aspect creates a feeling of space and privacy seldom found within such a well-connected location, making the rear garden a truly special feature of the home.

Further enhancing the property's appeal is a substantial driveway providing ample off-street parking for numerous vehicles, a highly desirable feature within this sought-after village location. The property also benefits from an attached garage, offering secure parking, excellent storage and workshop potential. Together, the generous driveway and attached garage provide exceptional practicality for modern living.

Ridge Green is located within the highly desirable village of Scalby, renowned for its strong community atmosphere, excellent local amenities, highly regarded public houses, independent shops, scenic countryside walks and convenient transport links. Scarborough's North Bay, town centre, golf courses and coastal attractions are all within easy reach, offering the perfect balance of village charm and seaside living.

The combination of spacious and versatile accommodation, beautifully maintained mature gardens, open field views to the rear, extensive off-street parking, an attached garage and a highly desirable Scalby village location makes this a rare opportunity not to be missed.

Properties offering such attractive gardens, uninterrupted countryside views, ample parking and garage facilities within the heart of Scalby seldom become available on the open market.

Early viewing is highly recommended to fully appreciate the space, setting and lifestyle this exceptional home has to offer. Viewings can be arranged through our office, with an online virtual tour also available.

Property Information
Local Authority - North Yorkshire
Conservation Area - No
Coal Mining Area - No
Council Tax Band Band D
Council Tax Estimate £2,544
Year Built 1950-1966

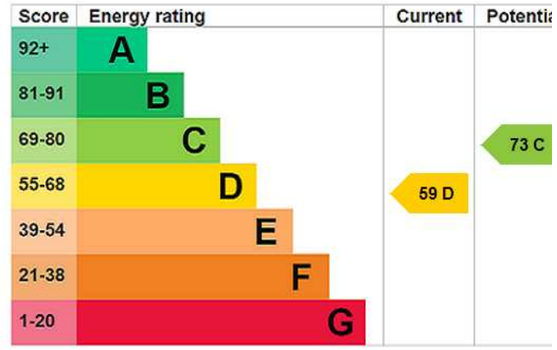
Flood Risk:
Rivers & Seas - Very low
Surface Water - Very low

Mobile (based on calls indoors)

O2 - Poor
EE - Poor
Three - Poor
Vodafone - Poor

Broadband (estimated speeds)
Standard 3 mbps
Superfast 78 mbps
Ultrafast 10000 mbps

Satellite & Cable TV Availability
BT - Yes
Sky - Yes
Virgin Media - Yes



For full EPC details, please contact the branch.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk