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Energy Efficiency Rating	Current	Target
A	Green	Green
B	Yellow	Yellow
C	Orange	Orange
D	Red	Red
E	Dark Red	Dark Red
F	Light Red	Light Red
G	Dark Red	Dark Red

TOTAL APPROX. FLOOR AREA 3037 SQ. FT. (282.1 SQ. M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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18 East Park Road
 Scalby Village YO13 0PZ

Harris Shields
 Collection

A Grand Edwardian Style Villa In An Exclusive Area Of Scalby Village.

- ✓ Grand Edwardian Style Villa
- ✓ Beautifully Presented
- ✓ No Onward Chain
- ✓ Four Bedrooms /Four Bathrooms
- ✓ Exclusive Address.
- ✓ Double Garage & Large Drive
- ✓ Electronic Gated Access
- ✓ 3037 Sq Ft of Accommodation

Offers in excess of £600,000 Freehold

Harris Shields Collection

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Description

PART EXCHANGE MAY BE POSSIBLE...This distinctive and impressive Edwardian Villa is now offered to the market with no onward chain having been impeccably maintained and presented by the current owners and incorporating approximately 3037 square feet of generous living space. Once owned by Frank Laughton, brother of actor Charles Laughton. It is said that Charles would retreat here to the gardens to escape the pressures of Hollywood because of the tranquil location. The well proportioned accommodation comprises; entrance porch to main hallway, high specification fitted kitchen with high gloss units, central island with light granite worktops throughout. Adjoining breakfast area, utility room and w.c. Bay fronted snug/family room with log burner, separate sitting room with dining area also with log burner. A side entrance porch compliments the inner hallway. On the first floor the bedrooms are all doubles, the master bedroom and two further bedrooms enjoy en-suites. A luxury family bathroom has a stylish freestanding bath with walk in rain fall shower, limestone floor and wall tiles with integrated television. Outside the property has electronic gated access leading to a block-paved driveway with newly built double garage with pitched roof for extra storage. In our opinion, East Park Road is one of the most exclusive addresses in Scalby in which properties seldom come to the market and with its history it makes it one of the most



Opening doors
for over 60 years

Harris Shields
Collection