



## *5 Claygate Way, Scarborough, YO11 3FH*

*Offers In The Region Of £385,000*

- *South-facing aspect with excellent natural sunlight*
- *Combination of lawn and paved seating area*
- *Well suited to a range of buyers*
- *Contemporary bathroom with quality fittings*
- *Bright and spacious accommodation throughout*
- *Quiet and desirable residential setting*
- *Low-maintenance outdoor space*

## 5 Claygate Way, Scarborough YO11 3FH

A beautifully appointed modern home offering light-filled, well-proportioned accommodation, complemented by a private south-facing garden designed for both relaxation and entertaining. Finished in a calm, contemporary style throughout, the property provides an effortless blend of comfort, practicality, and understated quality, ideally suited to modern living.



Council Tax Band: E



A beautifully presented modern home with a private south-facing garden, offering bright, well-balanced accommodation and a high specification throughout.

Set within a desirable residential setting, this attractive property combines generous living space with a calm, contemporary finish, perfectly suited to modern lifestyles.

Internally, the accommodation is both spacious and thoughtfully arranged. The principal bedroom is light-filled and well-proportioned, enjoying a pleasant outlook and a peaceful atmosphere. Additional bedrooms provide excellent flexibility for family living, guests, or home working, all finished in neutral tones to allow for easy personalisation.

The bathroom is finished to a high standard, featuring clean lines and quality fittings, creating a stylish and low-maintenance space in keeping with the overall design of the home.

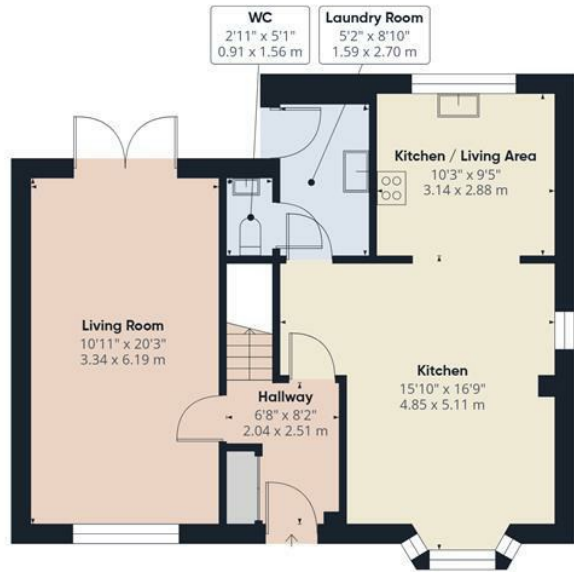
Further enhancing the property is a range of premium features, including underfloor heating across the ground floor, blackout blinds by Luxaflex, and a Worcester Bosch boiler, all contributing to comfort and energy efficiency. The home also benefits from a comprehensive CCTV system and multi-point locking on all external doors, providing added peace of mind.

Externally, the property is particularly impressive. The enclosed south-facing rear garden has been designed for ease of maintenance and year-round enjoyment, featuring high-quality AstroTurf alongside a generous paved seating area. Bathed in sunlight and offering a high degree of privacy, it is ideal for outdoor dining, entertaining, or simply relaxing.

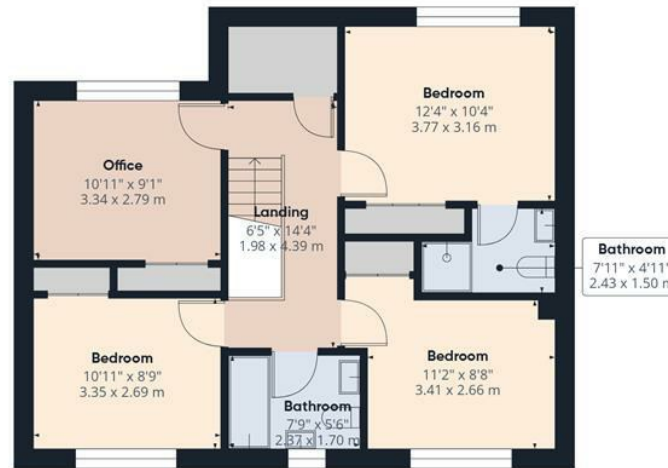
To the front and side, there is extensive parking, comfortably accommodating multiple vehicles, as well as space for a motorhome or boat. The property also benefits from powered Hormann garage doors, known for their quality and durability.

Overall, this is a home that delivers an exceptional balance of comfort, practicality, and outdoor living, making it an outstanding choice for a wide range of buyers.

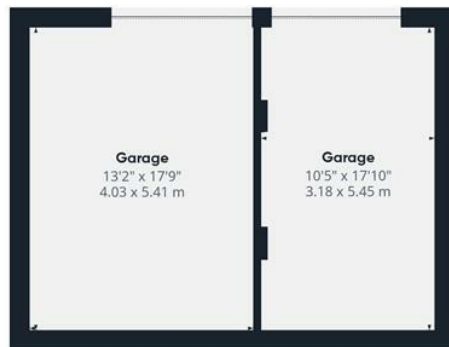




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

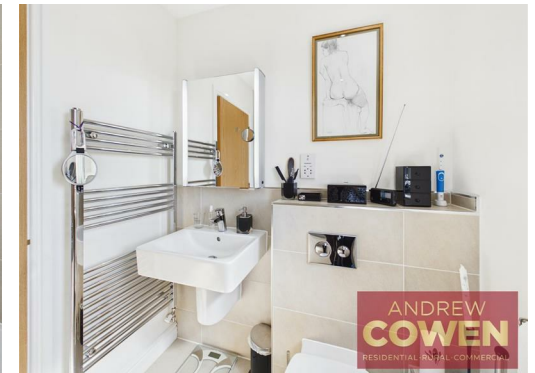
1774 ft<sup>2</sup>

164.8 m<sup>2</sup>

(1) Excluding balconies and terraces


Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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