



1 Kilnfield, Staxton, Scarborough, YO12 4RX

Guide Price £220,000

- Chain Free
- Spacious kitchen with adjoining sunroom
- Off street parking for 2 cars
- Separate dedicated home office
- Three-bedroom home
- Solar Pannels
- Private garage with roller door
- Enclosed rear yard and garden
- Excellent location

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A well-proportioned three-bedroom home offering considerably more than first meets the eye, with a separate home office, garage, generous living accommodation and a private rear garden.

The property provides over 1000 sq ft of versatile accommodation and will particularly appeal to buyers looking for the increasingly sought-after combination of a family home with dedicated workspace and secure garaging.



Council Tax Band: B



Upon entering, the hallway leads into a generous 16'7" living room, providing a comfortable principal reception space. To the rear is the spacious 11'3" x 14'7" kitchen, fitted with a range of traditional units, contrasting work surfaces and characterful slate-effect flooring. Sliding doors connect the kitchen directly with the sunroom, creating a bright additional reception space overlooking and providing access to the rear garden.

A particularly valuable feature of the property is the separate office, positioned beyond the main accommodation and measuring approximately 12'2" x 7'8". With its own external access and separation from the principal living areas, this provides an excellent environment for those working from home, but could equally suit a studio, treatment room, hobby space or additional storage, subject to an individual purchaser's requirements.

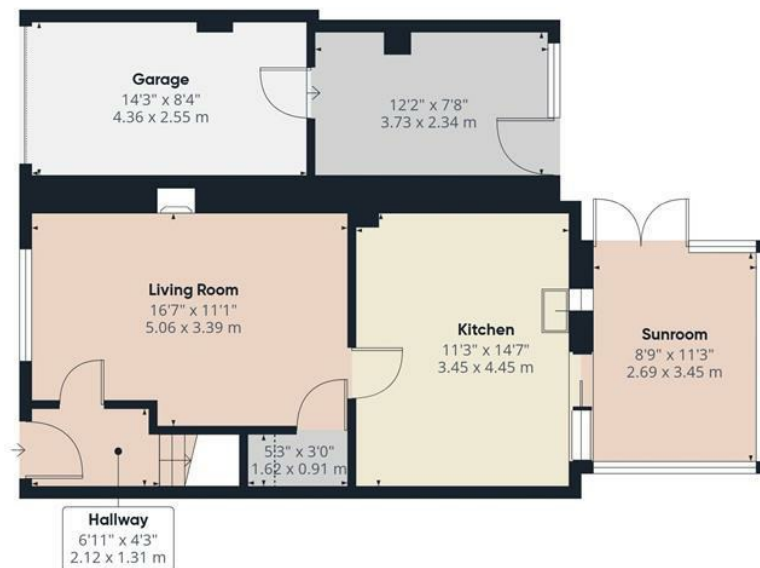
Alongside the office is a private garage measuring approximately 14'3" x 8'4", providing secure parking or useful storage. The combination of a dedicated office and adjoining garage is unusual for a property of this type and represents one of its strongest selling features.

To the first floor are three bedrooms, including a particularly generous principal bedroom measuring approximately 10'3" x 14'7", together with a modern family bathroom incorporating both a bath and separate shower enclosure.

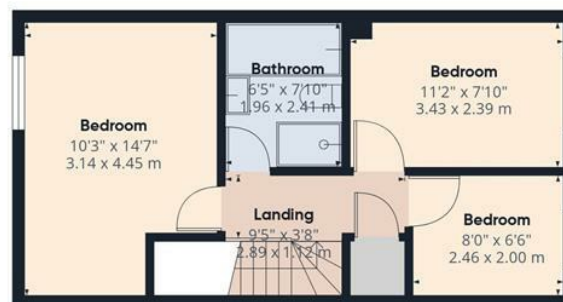
Externally, the property benefits from a substantial paved rear garden, enclosed by established brick walls and fencing, with raised planted areas providing further interest. The predominantly paved arrangement offers a relatively low-maintenance outside space while providing ample room for outdoor seating and entertaining.

Overall, this is a versatile and practical home with some genuinely useful additional space, where the separate office, garage, sunroom and generous kitchen distinguish it from a more conventional three-bedroom property.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1095 ft²

101.7 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

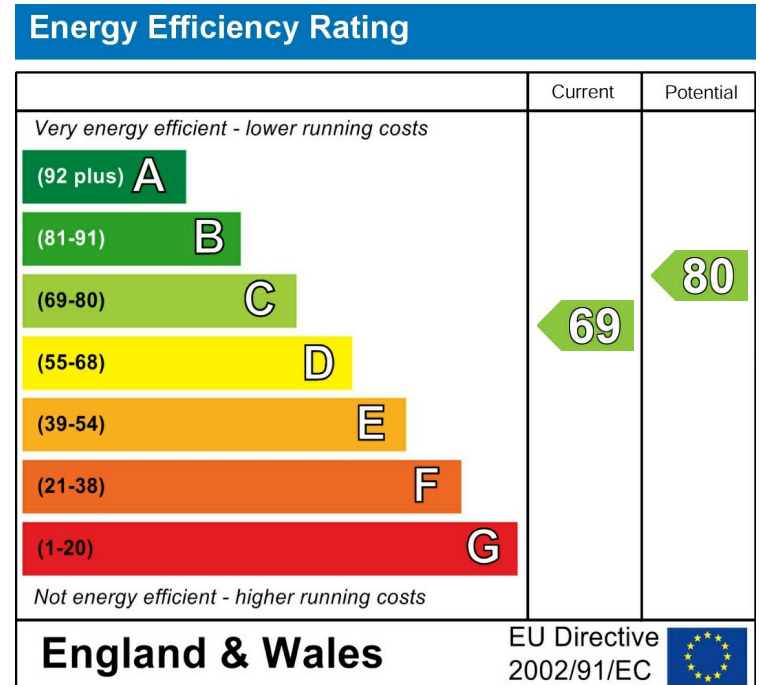
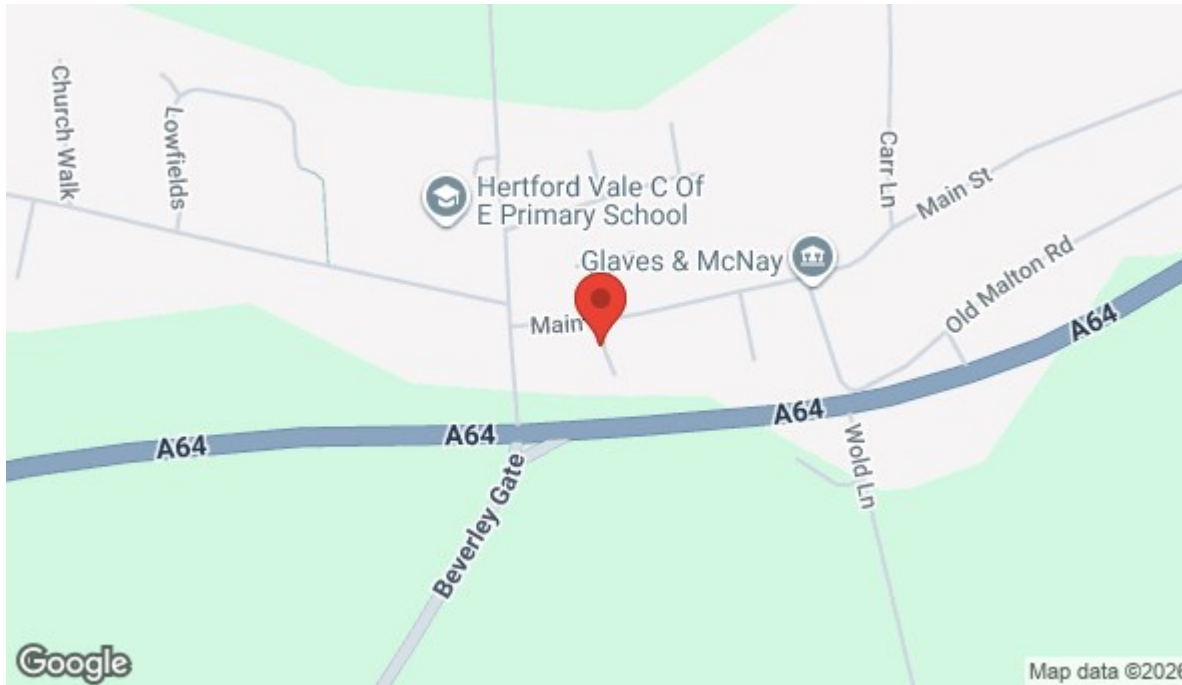
Reduced headroom

Below 5 ft/1.5 m

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

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