



colin ellis

## Brigantia Gardens, Scarborough, YO12 4LH

Configured to maximise space and versatility, this well-presented three-bedroom townhouse is located on a mature and popular estate in Crossgates. Offering flexible living across three floors, it's ideal for modern family life.

The ground floor features an open-plan kitchen and living area, which opens directly onto a low-maintenance, decked rear garden. On the first floor, the original living room has been cleverly repurposed as a spacious bedroom, alongside a second bedroom and the family bathroom. The entire second floor has been transformed into a master suite, complete with its own dressing area and an en-suite shower room, providing a peaceful top-floor retreat.

Externally, the property benefits from a driveway to the front and a gated rear garden designed for easy upkeep.

A fantastic opportunity to secure a spacious and versatile home. Early viewing is recommended.

Guide Price £220,000





## KITCHEN / LIVING AREA

8.68 x 4.77 (28'5" x 15'7")

## WC

1.81 x 1.09 (5'11" x 3'6")

## BEDROOM

3.86 x 4.87 (12'7" x 15'11")

## BEDROOM

3.91 x 2.70 (12'9" x 8'10")

## BATHROOM

1.81 x 2.00 (5'11" x 6'6")

## BEDROOM

4.15 x 3.70 (13'7" x 12'1")

## DRESSING ROOM

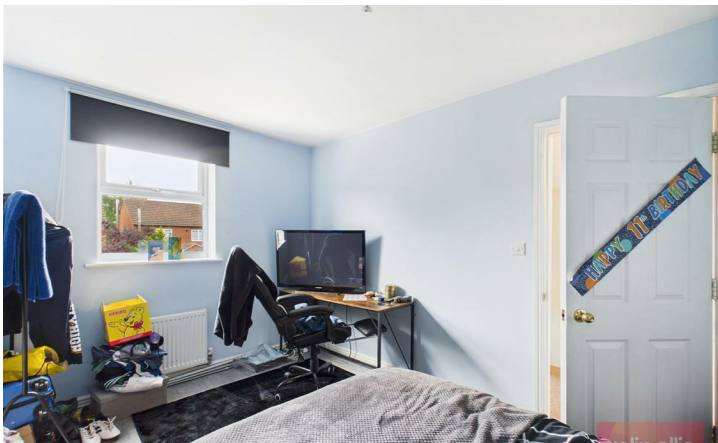
2.62 x 2.71 (8'7" x 8'10")

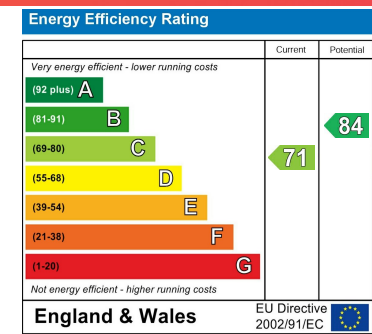
## EN SUITE

2.41 x 1.09 (7'10" x 3'6")









**Brigantia Gardens - 18731668**  
**Council Tax Band - C**  
**Tenure - Freehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

