



colin ellis

Ling Hill, Scarborough, YO12 5HS

Situated in the sought-after location of Ling Hill, this beautifully presented three-bedroom semi-detached property offers generous living space both inside and out. Ideal for families or those looking for extra room to grow, this home boasts three versatile reception rooms, perfect for relaxing, entertaining, or working from home.

The highlight of the property is its large south-facing garden - a true sun trap that provides plenty of space for outdoor dining, play. The garden is a rare find and a perfect complement to the well-balanced interior layout.

Guide Price £230,000



ENTRANCE HALL

OFFICE

2.26 x 2.92 (7'4" x 9'6")

WC

0.96 x 2.05 (3'1" x 6'8")

DINNING ROOM

4.71 x 3.33 (15'5" x 10'11")

KITCHEN

4.28 x 2.30 (14'0" x 7'6")

CONSERVATORY

5.39 x 5.25 (17'8" x 17'2")

BEDROOM

3.00 x 3.33 (9'10" x 10'11")

BEDROOM

3.31 x 2.97 (10'10" x 9'8")

BATHROOM

2.64 x 2.23 (8'7" x 7'3")

BEDROOM

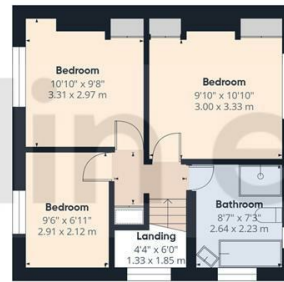
2.91 x 2.12 (9'6" x 6'11")







Floor 1



Floor 2



Approximate total area⁽¹⁾

1049 ft²
97.4 m²

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

Ling Hill - 18746808
Council Tax Band - B
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.



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