



colin ellis

Ashlar Drive, Scarborough, YO11 3FP

This modern and spacious four-bedroom, three-storey townhouse is located in a popular residential development and is offered to the market with no onward chain. The property provides generous living accommodation, integrated appliances, two off-street parking spaces, and a private rear garden.

Guide Price £210,000



4



2



2



B

PROPERTY DESCRIPTION

The accommodation is arranged over three floors and briefly comprises:

Ground Floor:

An inviting entrance hallway leading to a bright living room with front aspect windows, a convenient guest WC, and a contemporary kitchen/diner fitted with a range of modern wall and base units, integrated appliances including oven and hob fridge/freezer, washing machine and dishwasher, wood-effect worktops, and French doors opening onto the rear garden.

First Floor:

A spacious landing providing access to two well-proportioned bedrooms, a modern family bathroom, and a useful study/home office space.

Second Floor:

Two further double bedrooms, including the master bedroom with its own en suite shower room.

Outside:

To the rear, there is an enclosed garden with a lawn and patio area, ideal for outdoor entertaining. The property also benefits from two allocated parking spaces accessed via a private rear gate.

LIVING ROOM

3.48 x 3.76 (11'5" x 12'4")

KITCHEN

4.42 x 2.70 (14'6" x 8'10")

WC

1.46 x 1.00 (4'9" x 3'3")

BEDROOM

4.45 x 2.88 (14'7" x 9'5")

BEDROOM

2.54 x 2.89 (8'3" x 9'5")

OFFICE/STUDY

1.78 x 1.90 (5'10" x 6'2")

BEDROOM

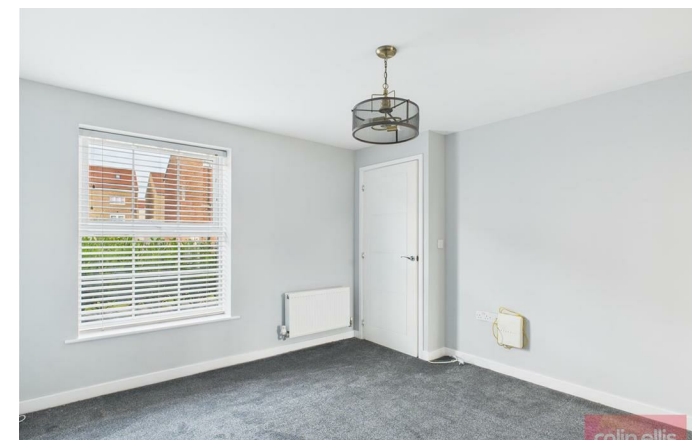
4.45 x 2.90 (14'7" x 9'6")

EN SUITE

2.40 x 1.90 (7'10" x 6'2")

BEDROOM

4.47 x 2.70 (14'7" x 8'10")







Approximate total area⁽¹⁾

1007 ft²
93.6 m²

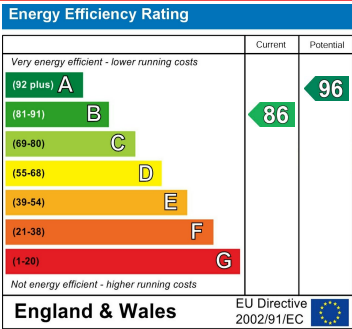
(1) Excluding balconies and terraces

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

GIRAFFE360

Ashlar Drive - 18754555
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.



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