



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 £204,750



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

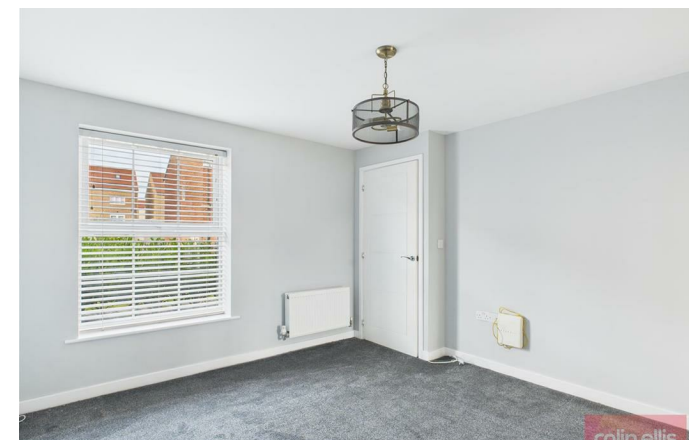
4.45 x 2.90 (14'7" x 9'6")

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

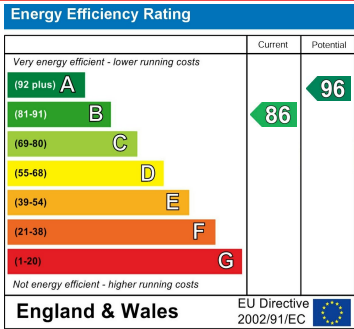
(1) Excluding balconies and terraces

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

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