



colin ellis

Shelton Avenue, Scarborough, YO13 9HB

Located in the popular village of East Ayton, this beautifully presented three bedroom detached house offers stylish, modern living ideal for families or those looking for a spacious, move in ready home.

At the heart of the property is a contemporary shaker style kitchen diner, complete with integrated appliances and ample space for family dining. A bright sun room just off the kitchen provides a lovely spot to relax, enjoying the views over the well maintained rear garden.

Upstairs, the home continues to impress with three bedrooms and a modern shower room. Outside, the property benefits from a detached garage and a private driveway.

The property is presented in fantastic order throughout and offers a perfect balance of comfort and functionality.

Guide Price £235,000



LIVING ROOM

3.78 x 4.08 (12'4" x 13'4")

KITCHEN DINER

4.71 x 3.28 (15'5" x 10'9")

SUN ROOM

2.63 x 2.10 (8'7" x 6'10")

BEDROOM

2.60 x 4.36 (8'6" x 14'3")

BEDROOM

2.74 x 2.88 (8'11" x 9'5")

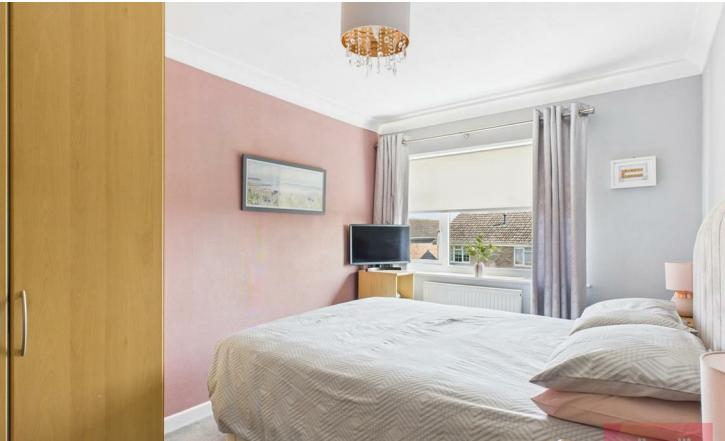
BEDROOM

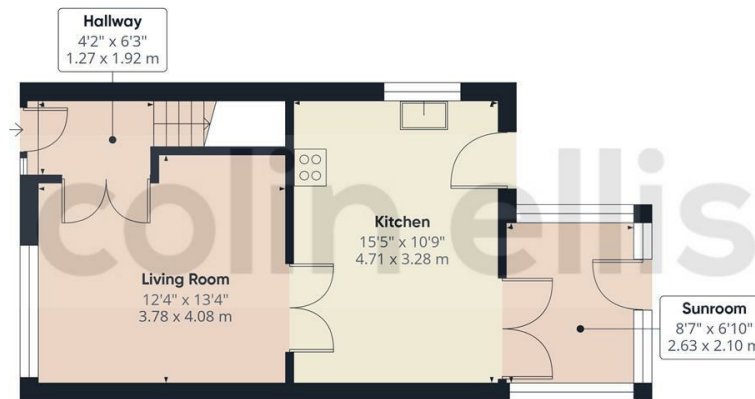
2.05 x 2.75 (6'8" x 9'0")

BATHROOM

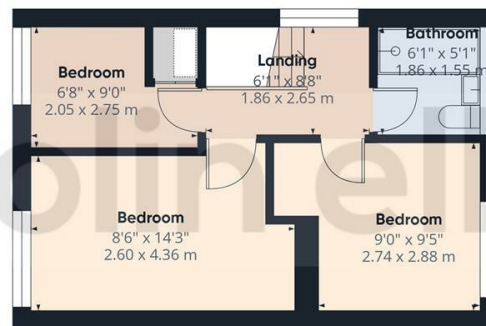
1.86 x 1.55 (6'1" x 5'1")







Floor 1



Floor 2



Approximate total area⁽¹⁾
789 ft²
73.3 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.

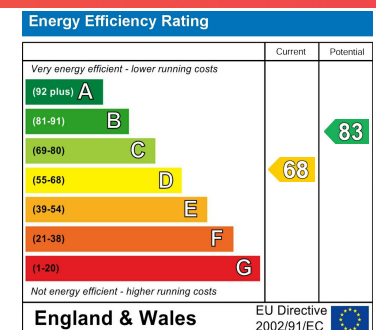
GIRAFFE360

Shelton Avenue - 18725112

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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