colin ellis

Throxenby Lane,
Scarborough, YO12 5HW

Guide Price £290,000

Located in a desirable residential area, this beautifully presented 3-bedroom semi-detached home on Throxenby Lane offers a stylish and spacious interior, making it an ideal choice for a range of buyers – from families to first-time purchasers or downsizers.

3 | 1 | 2 | D

LIVING ROOM
2.78 x 4.42 (9'1" x 14'6")

WC
0.80 x 1.36 (2'7" x 4'5")

KITCHEN
5.36 x 3.81 (17'7" x 12'5")

SUNROOM
3.39 x 2.74 (11'1" x 8'11")

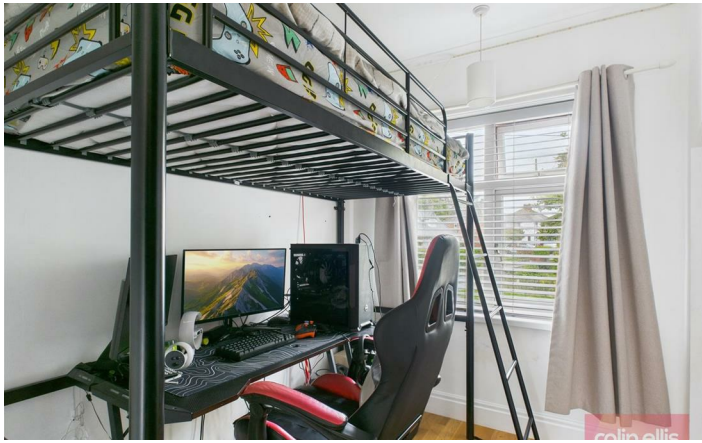
BEDROOM
3.26 x 2.64 (10'8" x 8'7")

BEDROOM
3.30 x 2.77 (10'9" x 9'1")

BATHROOM
1.90 x 2.68 (6'2" x 8'9")

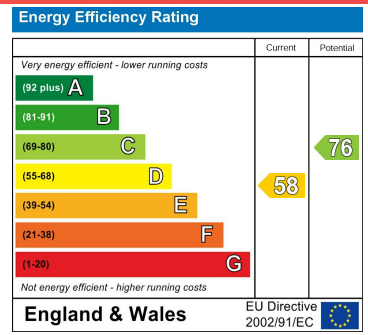
BEDROOM
1.94 x 2.49 (6'4" x 8'2")

LOFT ROOM
3.05 x 3.80 (10'0" x 12'5")



Throxenby Lane - 18745007
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.



The Property Ombudsman
naea | propertymark PROTECTED
RICS Regulated by RICS
Zoopla
rightmove
OnTheMarket

Tel: 01723 363565
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk