colin ellis

Farrier Way,
Scarborough, YO13 9BU

Guide Price £160,000

A two-bedroom terraced home situated on the popular Farrier Way development. This modern property offers comfortable and practical living accommodation, making it an ideal first-time purchase. The ground floor comprises a welcoming entrance hall, a lounge, a modern fitted kitchen, and the added convenience of a downstairs WC. To the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from off-street parking to the front, complete with an electric vehicle charging point, while to the rear is a private enclosed garden. Conveniently located close to local amenities, schools, and transport links, this attractive home combines modern living with excellent practicality.

2 | 1 | 1 | EPC B

ENTRANCE HALL
0.91 x 4.33 (2'11" x 14'2")

KITCHEN
2.37 x 3.19 (7'9" x 10'5")

WC
1.88 x 1.01 (6'2" x 3'3")

LIVING ROOM
4.24 x 2.67 (13'10" x 8'9")

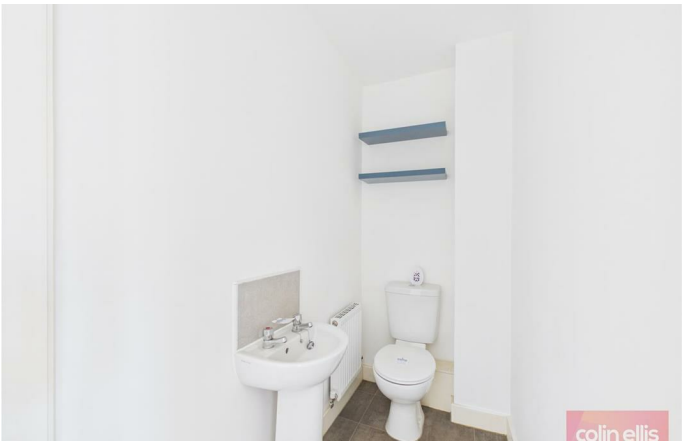
BEDROOM
3.15 x 2.31 (10'4" x 7'6")

BATHROOM
2.11 x 1.87 (6'11" x 6'1")

BEDROOM
4.26 x 2.66 (13'11" x 8'8")

DISCLAIMER
Important Notice: This property remains available for sale until contracts have been exchanged. Interested parties are able to submit offers, and all offers received prior to exchange will be presented to the seller for consideration.

Please note that an accepted offer is not legally binding until exchange of contracts has taken place. Any higher offers received before exchange may also be considered by the seller.



Approximate total area(1)

590 ft²

54.7 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.

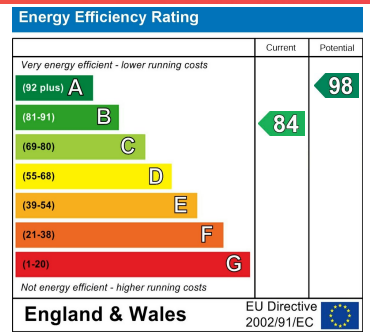
GIRAFFE360

Farrier Way - 18803236

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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