



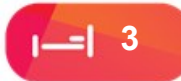
colin ellis

## Scalby Road, Scarborough, YO12 5QP

This attractive three-bedroom semi-detached home is offered for sale with no onward chain and combines well-proportioned accommodation with appealing period features.

A characterful home in a sought-after residential setting, ideal for buyers seeking space, versatility, and the benefit of no onward chain.

Guide Price £300,000





## PROPERTY DESCRIPTION

The property is entered via a welcoming hallway featuring stained glass doors and windows, setting the tone for the character found throughout the home. To the front is a bright bay fronted living room, while the ground floor also benefits from a separate dining room, ideal for formal dining or flexible family use. To the rear sits a spacious kitchen diner, perfect for everyday family living and entertaining. The handmade kitchen is complemented by granite worktops, offering both quality and timeless style.

To the first floor are three well sized bedrooms, including a generous principal bedroom, along with a family bathroom and separate WC.

Externally, the property enjoys a generous tiered rear garden, arranged over several levels to create a variety of seating, planting, and recreational areas. The garden offers excellent potential for landscaping and provides a pleasant sense of space. A detached garage provides useful storage.

## LIVING ROOM

4.32 x 4.02 (14'2" x 13'2")

## DINING ROOM

3.90 x 3.85 (12'9" x 12'7")

## KITCHEN

2.46 x 7.18 (8'0" x 23'6")

## BEDROOM

4.35 x 4.08 (14'3" x 13'4")

## BEDROOM

3.26 x 3.87 (10'8" x 12'8")

## BEDROOM

2.97 x 2.85 (9'8" x 9'4")

## BATHROOM

2.49 x 1.78 (8'2" x 5'10")

## WC

1.65 x 0.77 (5'4" x 2'6")









**Approximate total area<sup>(1)</sup>**

1185 ft<sup>2</sup>  
110 m<sup>2</sup>

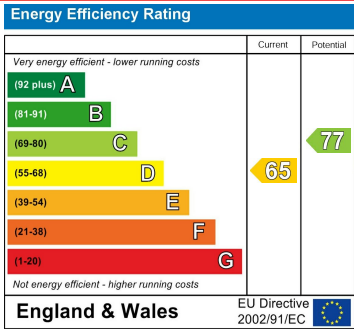
(1) Excluding balconies and terraces

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

GIRAFFE360

**Scalby Road - 18695496**  
**Council Tax Band - D**  
**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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