



colin ellis

Byward Drive, Scarborough, YO12 4JG

A versatile two-bedroom semi-detached home offering generous and flexible accommodation, complemented by a garage, driveway parking, sunroom and enclosed rear garden. The property offers an excellent opportunity for a purchaser to put their own stamp on the home, while benefiting from a practical layout with separate living and dining spaces and a useful WC/utility room.

Guide Price £185,000



PROPERTY DESCRIPTION

This two-bedroom semi-detached home offers a generous and versatile arrangement of accommodation across two floors, together with excellent outside space, off-road parking and garage. The property provides comfortable accommodation as it stands, while offering scope for a purchaser to put their own stamp on the home over time.

The property is approached via a block-paved driveway, providing off-road parking and access to the garage. A lawned front garden creates an attractive approach, with the main entrance leading into the ground-floor accommodation.

The living room is a comfortable and naturally bright reception space, with a front-facing window allowing plenty of natural light and a traditional fireplace creating an attractive focal point.

The kitchen is fitted with a range of wall and base units, work surfaces and tiled splashbacks, together with space for appliances. A useful WC/utility room adds further practicality to the ground floor.

To the rear, the separate dining room provides a dedicated space for everyday dining and entertaining, with access through to the sunroom. This bright addition to the accommodation enjoys views over the rear garden and provides direct access outside.

Also situated on the ground floor is one of the property's two bedrooms, offering a flexible arrangement that may particularly appeal to buyers looking for bedroom accommodation on the ground floor.

The first floor provides the second bedroom, a well-proportioned double room, together with the bathroom, fitted with a bath and shower over, wash basin and WC.

Outside, a particular feature of the property is the enclosed rear garden. Predominantly laid to lawn and complemented by established planting and fenced boundaries, it provides plenty of space for outdoor seating, recreation and entertaining.

With its flexible two-bedroom layout, generous garden, sunroom, garage and driveway parking, this appealing semi-detached home offers plenty of space both inside and out, along with the opportunity for a purchaser to put their own stamp on the property over time. An internal viewing is recommended to fully appreciate the accommodation and versatility on offer.

LIVING ROOM

3.16 x 5.27 (10'4" x 17'3")

KITCHEN

2.44 x 3.76 (8'0" x 12'4")

DINING ROOM

2.38 x 3.15 (7'9" x 10'4")

SUNROOM

4.71 x 2.02 (15'5" x 6'7")

BEDROOM

3.62 x 3.13 (11'10" x 10'3")

WC

1.43 x 2.53 (4'8" x 8'3")

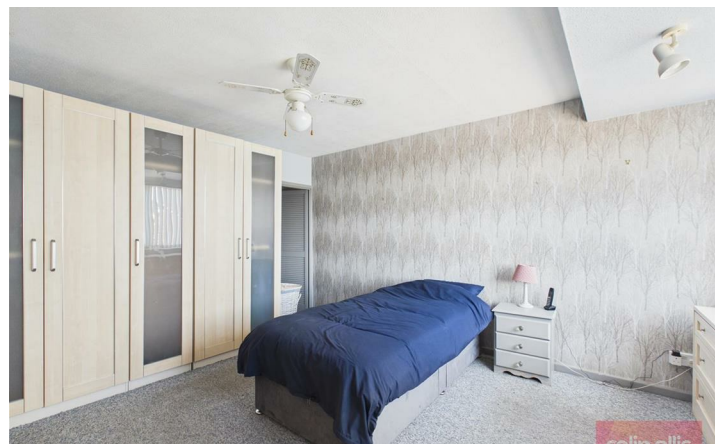
BEDROOM

3.75 x 4.38 (12'3" x 14'4")

BATHROOM

1.42 x 3.20 (4'7" x 10'5")







Approximate total area¹⁾

1062 ft²

98.6 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

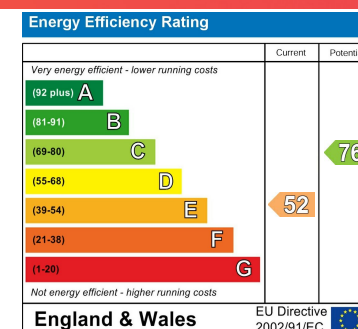
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Byward Drive - 18833095

Council Tax Band - C

Tenure - Freehold

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