



colin ellis

## Roxby Gardens, Scarborough, YO12 4JN

This delightful semi-detached house presents an excellent opportunity for families and individuals. The property boasts three bedrooms, with one conveniently located downstairs. The generous corner plot enhances the appeal of this home, offering lovely gardens to the front and rear, where you can enjoy the outdoors.

Upon entering, you are welcomed into a spacious lounge diner, modern kitchen and sun room which adds the convenience of extra space.

Practicality is also a key feature of this property, with a new boiler installed in 2025. Additionally, the property includes a garage and a driveway, providing parking and storage options.

With its prime location close to local schools and local amenities, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

Guide Price £250,000





## PROPERTY DESCRIPTION

The property briefly comprises; To the ground floor, vestibule leading into the spacious lounge with sliding door out onto rear garden, inner hallway with stairs to first floor, kitchen, sun room with doors out onto the side of the property and bedroom. To the first floor are two bedrooms and a bathroom. Externally there is a driveway leading to a single garage and gardens to the front, side and rear.

## LOUNGE DINER

8.39 x 3.22 (27'6" x 10'6")

## KITCHEN

6.52 x 2.43 (21'4" x 7'11")

## SUN ROOM

5.33 x 2.23 (17'5" x 7'3")

## BEDROOM

3.14 x 2.83 (10'3" x 9'3")

## BEDROOM

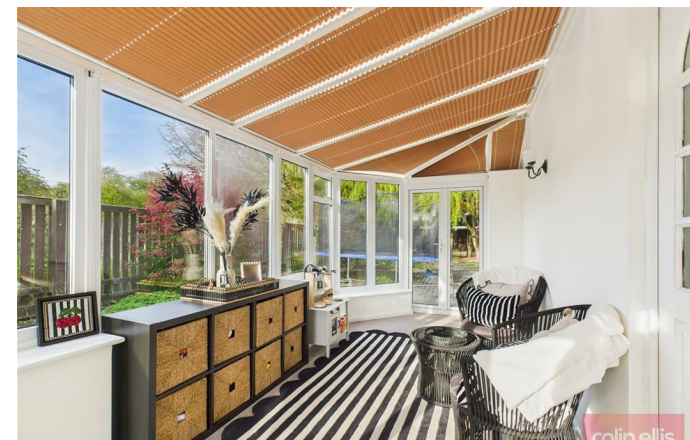
4.40 x 3.76 (14'5" x 12'4")

## BEDROOM

1.85 x 5.59 (6'0" x 18'4")

## BATHROOM

2.25 x 2.23 (7'4" x 7'3")



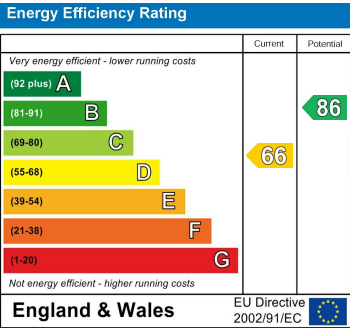






**Roxby Gardens - 18704946**  
**Council Tax Band - C**  
**Tenure - Freehold**

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.



**Tel: 01723 363565**  
**E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)**

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