



colin ellis

**Ashlar Drive,
Scarborough, YO11 3FP**

This well presented four-bedroom semi-detached home offers well-planned and versatile accommodation across three floors, ideal for modern family living.

Situated within a popular modern development, the property enjoys convenient access to local amenities, schools, transport links, and nearby green spaces, making it ideal for families and professionals alike.

Guide Price £210,000



PROPERTY DESCRIPTION

The ground floor welcomes you with an entrance hallway leading into a spacious living room, enhanced by a bay window that fills the space with natural light. To the rear, a modern kitchen/diner provides an excellent social hub, with ample space for dining and direct access to the garden. A convenient ground floor WC completes the layout.

The first floor offers two well proportioned bedrooms, along with a separate study/home office, ideal for remote working or use as a nursery. A contemporary family bathroom serves this level.

The second floor comprises a further two bedrooms, including the principal bedroom suite, which benefits from its own en-suite shower room.

To the front of the property is a neatly presented garden with pathway leading to the entrance, adding to the property's attractive frontage. To the rear is a thoughtfully landscaped, low maintenance garden featuring lawn, patio seating area and planted borders. Accessed from the rear of the property is the garage.

LIVING ROOM

4.31 x 3.47 (14'1" x 11'4")

KITCHEN DINER

2.69 x 4.43 (8'9" x 14'6")

WC

1.01 x 1.47 (3'3" x 4'9")

BEDROOM

2.86 x 4.43 (9'4" x 14'6")

BEDROOM

2.90 x 2.53 (9'6" x 8'3")

BATHROOM

1.68 x 2.51 (5'6" x 8'2")

OFFICE

1.90 x 1.77 (6'2" x 5'9")

BEDROOM

2.86 x 4.41 (9'4" x 14'5")

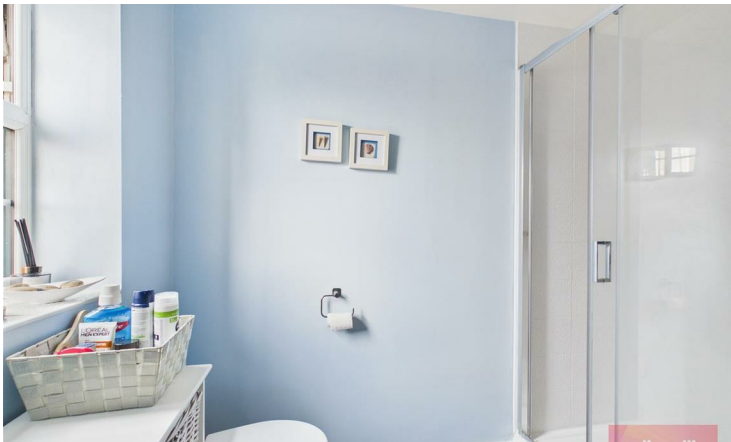
EN SUITE

1.81 x 2.38 (5'11" x 7'9")

BEDROOM

2.77 x 4.43 (9'1" x 14'6")







Approximate total area⁽¹⁾
 1008 ft²
 93.5 m²

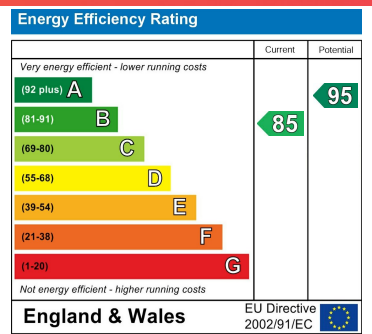
(1) Excluding balconies and terraces

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

GIRAFFE360

Ashlar Drive - 18792859
Council Tax Band - C
Tenure - Freehold

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