colin ellis

Nathan Court,
Scarborough, YO12 5QT

Guide Price £155,000

Situated within a popular residential location, this well-presented three-bedroom semi-detached home offers spacious accommodation, modern kitchen and shower room facilities, resident parking, and access to attractive communal gardens. Ideal for first-time buyers or investors, the property combines practical living space with low-maintenance outdoor surroundings.

3 1 1 EPC

PROPERTY DESCRIPTION

The property opens into an entrance hallway leading to a lounge/dining room. The modern fitted kitchen features a range of contemporary wall and base units with complementary work surfaces and space for appliances. A useful ground floor WC, office/study and separate storage room add further practicality to the accommodation.

To the first floor are three well proportioned bedrooms, including two doubles and comfortable single bedroom, ideal for a child's room, guest accommodation or dressing room. Completing the accommodation is a modern shower room fitted with a walk-in shower, wash hand basin and contemporary fixtures.

Externally, the property benefits from resident parking and access to the communal gardens.

LOUNGE/DINER

3.72 x 5.07 (12'2" x 16'7")

KITCHEN

3.13 x 2.61 (10'3" x 8'6")

OFFICE

2.26 x 2.03 (7'4" x 6'7")

STORAGE ROOM

1.36 x 3.16 (4'5" x 10'4")

WC

2.22 x 0.76 (7'3" x 2'5")

BEDROOM

3.15 x 4.23 (10'4" x 13'10")

BEDROOM

3.00 x 2.80 (9'10" x 9'2")

BEDROOM
1.95 x 3.15 (6'4" x 10'4")

BATHROOM
2.08 x 1.65 (6'9" x 5'4")

Approximate total area(1)

892 ft²

82.8 m²

Reduced headroom

10 ft²

1 m²

(1) Excluding balconies and terraces

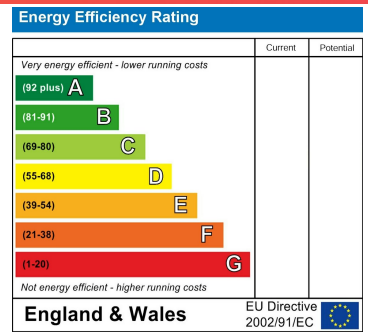
Reduced headroom ..... Below 5 ft/1.5 m

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

GIRAFFE360

Nathan Court - 18809929
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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