



colin ellis

## Dalby Close, Scarborough, YO12 5HH

This well-presented two-bedroom semi-detached house is set within a residential area close to Scarborough Hospital. The property offers bright and spacious accommodation throughout, a private enclosed rear garden, use of the driveway providing off-street parking, and a boarded loft with pull-down ladder.

Ideally located close to Scarborough Hospital, as well as local schools, shops, and transport links, this lovely home would make an ideal purchase for first-time buyers, professionals, or investors.

Guide Price £169,500





## PROPERTY DESCRIPTION

The ground floor comprises an entrance hallway leading to a modern kitchen and a light and airy living/dining room and door to the rear garden. On the first floor, there are two well proportioned bedrooms and a modern family bathroom fitted with a white suite and rainfall shower. Externally, the property benefits from a private rear garden, mainly laid to lawn and enclosed by fencing, creating a pleasant outdoor space.

### LIVING ROOM

3.63 x 6.25 (11'10" x 20'6")

### KITCHEN

1.95 x 2.74 (6'4" x 8'11")

### BEDROOM

3.62 x 3.54 (11'10" x 11'7")

### BEDROOM

3.61 x 2.76 (11'10" x 9'0")

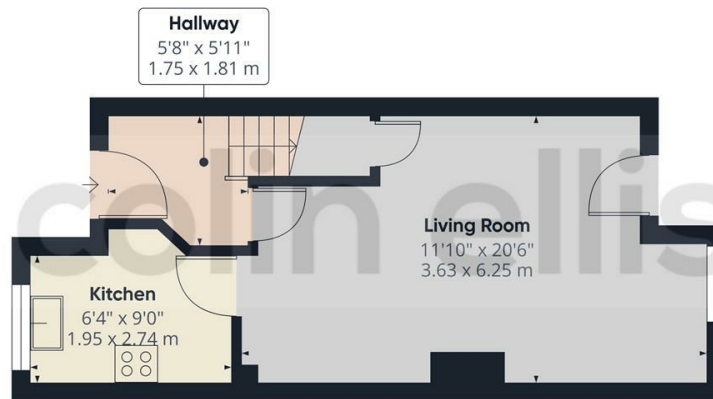
### BATHROOM

1.63 x 2.57 (5'4" x 8'5")

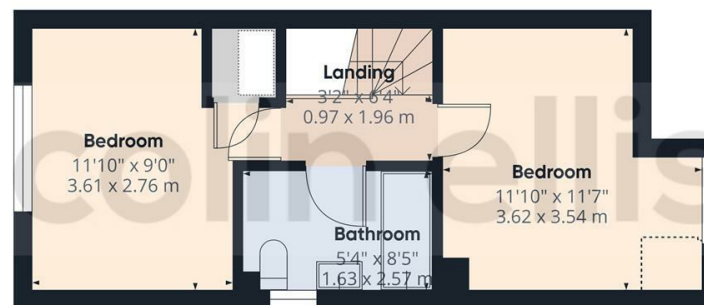








Floor 1



Floor 2



**Approximate total area**

608 ft<sup>2</sup>  
56.6 m<sup>2</sup>

**Reduced headroom**

6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(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

**Dalby Close - 18473989**

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



England & Wales EU Directive 2002/91/EC



**Tel: 01723 363565**

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

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