



## Ings Close, Scarborough, YO12 4ST

Situated in the sought after village of Staxton, this well presented three bedroom semi-detached home offers generous living space, a rear extension, ample parking, and a standout garden that's ideal for families and outdoor living.

Located within a popular village setting with convenient access to Scarborough and the surrounding countryside, this is a versatile home that combines open-plan living with an impressive outdoor space.

Guide Price £245,000



## PROPERTY DESCRIPTION

The ground floor has been extended and opened up to create a full open-plan layout, providing a bright and versatile living, dining, and kitchen space that works perfectly for modern family life. The kitchen and dining area sit to the rear and flow directly into the garden, making the most of natural light and creating an excellent space for entertaining. A cosy wood burning stove adds character and warmth while still fitting seamlessly within the open plan design. Upstairs, the property offers three bedrooms along with a family bathroom, making it a comfortable home.

Outside, the garden is a real highlight. Arranged over multiple tiers, it offers a sense of separation and variety rarely found with this style of home. The lower level provides a practical patio area directly accessed from the house, ideal for everyday use and entertaining. From here, steps lead up to a raised section, creating a distinct second garden area that feels almost like a hidden retreat. This upper level offers excellent versatility, whether used as a play area, seating space, or for keen gardeners looking for something a little different.

To the side, the property benefits from a driveway providing off-street parking, along with a large detached garage, offering excellent storage or workshop potential.

### LIVING ROOM

3.49 x 5.02 (11'5" x 16'5")

### KITCHEN / LIVING AREA

4.54 x 2.94 (14'10" x 9'7")

### KITCHEN

4.25 x 2.53 (13'11" x 8'3")

### BEDROOM

2.70 x 3.75 (8'10" x 12'3")

### BEDROOM

2.71 x 3.43 (8'10" x 11'3")

### BEDROOM

1.67 x 2.58 (5'5" x 8'5")

### BATHROOM

1.76 x 1.89 (5'9" x 6'2")

### GARAGE

3.52 x 8.64 (11'6" x 28'4")







Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Approximate total area<sup>(1)</sup>

1148 ft<sup>2</sup>  
106.6 m<sup>2</sup>

(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

**Ings Close - 18779032**  
**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>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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