



colin ellis

Barleycroft, Scarborough, YO11 3AR

Situated in the highly sought-after Barley Croft area of Scarborough, this extended spacious three-bedroom semi-detached property offers tremendous potential for those looking to put their own stamp on a home. With a generous layout, including four reception rooms, a detached garage, and a lovely garden, the property presents an exciting opportunity for modernisation.

Guide Price £245,000



ENTRY

1.72 x 0.95 (5'7" x 3'1")

KITCHEN

2.33 x 3.07 (7'7" x 10'0")

LIVING ROOM

3.19 x 4.60 (10'5" x 15'1")

DINING ROOM

2.66 x 4.0 (8'8" x 13'1")

RECEPTION ROOM

2.42 x 4.10 (7'11" x 13'5")

RECEPTION ROOM

3.49 x 4.38 (11'5" x 14'4")

BEDROOM

3.03 x 4.20 (9'11" x 13'9")

DRESSING ROOM

3/17 x 4.12 (9'10"/55'9" x 13'6")

EN SUITE

3.73 x 2.83 (12'2" x 9'3")

BEDROOM

2.89 x 3.52 (9'5" x 11'6")

BATHROOM

1.91 x 1.89 (6'3" x 6'2")

BEDROOM

2.04 x 2.54 (6'8" x 8'3")







Approximate total area⁽¹⁾
1338 ft²
124.3 m²

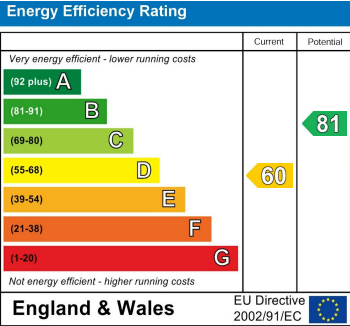
(1) Excluding balconies and terraces

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

GIRAFFE360

Barleycroft - 18745970
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.



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