



colin ellis

Hadrians Walk, Scarborough, YO12 4LG

Located within the popular Crossgates area of Scarborough, this beautifully presented four bedroom semi-detached home has been thoughtfully improved to offer generous and versatile living accommodation, ideal for modern family life.

The property has been improved by the addition of two bedrooms, transforming it into a four bedroom home. One of the newly created rooms is currently used as the principle bedroom, offering an excellent main sleeping space with flexibility to suit a variety of needs.

Well presented throughout and ready to move into, this attractive home is conveniently positioned for local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

Guide Price £235,000



PROPERTY DESCRIPTION

The ground floor briefly comprises a welcoming entrance, a tastefully decorated living room, a convenient downstairs WC, and a modern fitted kitchen with ample storage and worktop space. The kitchen opens into the sun room, which enjoys views over the rear garden and provides an excellent dining or additional sitting area with direct access outside.

To the first floor are two well proportioned bedrooms along with a contemporary family bathroom. The third & forth bedroom are located on the upper level, offering a versatile space suitable for a principle bedroom, home office, or hobby room.

Externally, the property benefits from an enclosed rear garden and to the side is a gated driveway providing off-street parking, leading to a detached garage.

LIVING ROOM

4.69 x 2.60 (15'4" x 8'6")

KITCHEN

2.34 x 3.57 (7'8" x 11'8")

SUN ROOM

3.47 x 3.29 (11'4" x 10'9")

WC

1.20 x 1.34 (3'11" x 4'4")

BEDROOM

2.44 x 3.60 (8'0" x 11'9")

BEDROOM

2.61 x 3.60 (8'6" x 11'9")

BATHROOM

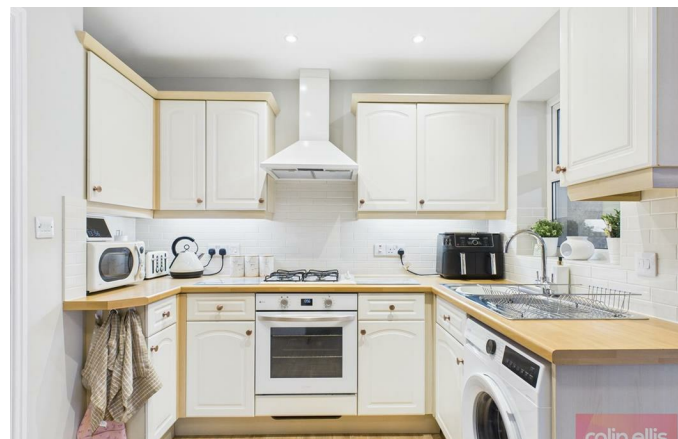
1.90 x 1.73 (6'2" x 5'8")

BEDROOM

2.66 x 3.58 (8'8" x 11'8")

BEDROOM

2.36 x 1.77 (7'8" x 5'9")







Approximate total area⁽¹⁾

924 ft²

85.8 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.

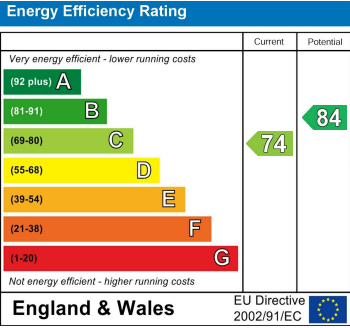
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Hadrians Walk - 18772162

Council Tax Band - B

Tenure - Freehold

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