colin ellis

Ling Hill,

Scarborough, YO12 5HS

Guide Price £230,000

Situated in the sought-after location of Ling Hill, this beautifully presented three-bedroom semi-detached property offers generous living space both inside and out. Ideal for families or those looking for extra room to grow, this home boasts three versatile reception rooms, perfect for relaxing, entertaining, or working from home.

The highlight of the property is its large south-facing garden – a true sun trap that provides plenty of space for outdoor dining, play. The garden is a rare find and a perfect complement to the well-balanced interior layout.

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ENTRANCE HALL

OFFICE
2.26 x 2.92 (7'4" x 9'6")

WC
0.96 x 2.05 (3'1" x 6'8")

DINNING ROOM
4.71 x 3.33 (15'5" x 10'11")

KITCHEN
4.28 x 2.30 (14'0" x 7'6")

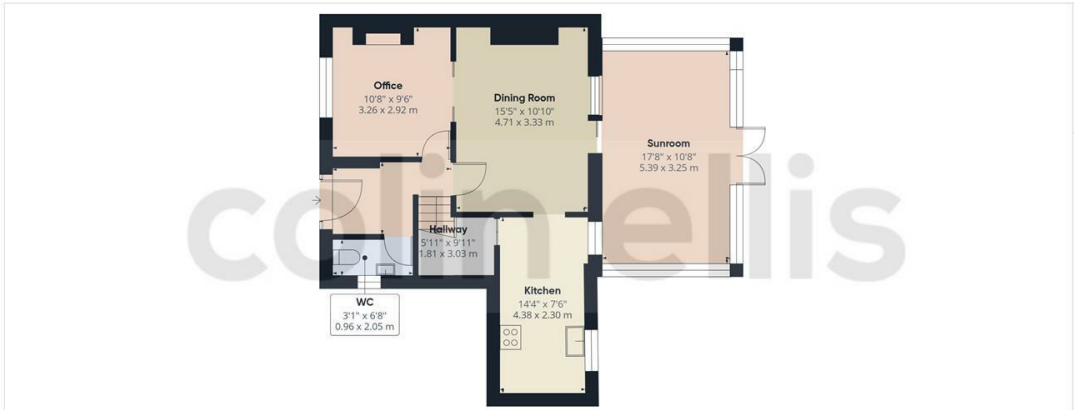
CONSERVATORY
5.39 x 5.25 (17'8" x 17'2")

BEDROOM
3.00 x 3.33 (9'10" x 10'11")

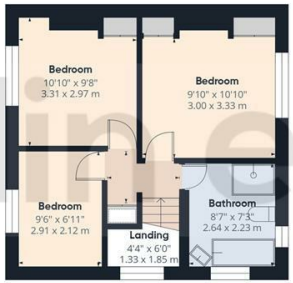
BEDROOM
3.31 x 2.97 (10'10" x 9'8")

BATHROOM
2.64 x 2.23 (8'7" x 7'3")

BEDROOM
2.91 x 2.12 (9'6" x 6'11")



Floor 1



Floor 2

Approximate total area(1)

1049 ft²

97.4 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

Ling Hill - 18746808
Council Tax Band - B
Tenure - Freehold

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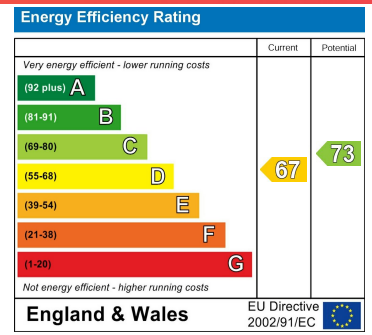

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