



# Ratten Row, Scarborough, YO12 4QB

Guide Price £325,000

This beautifully presented end-terrace cottage offers a wonderful blend of character and modern comfort, ideally situated in a desirable village setting. From the moment you step inside, the home impresses with its bright and spacious accommodation, tasteful décor, and charming features throughout.

The ground floor comprises a welcoming hallway leading to a generous living room with access to a bright sun room overlooking the garden. A separate dining room with decorative fireplace provides a perfect entertaining space, while the well-fitted kitchen offers a wide range of units, excellent workspace and a breakfast area. Completing the ground floor are a useful utility room and a WC.

To the first floor, the principal bedroom benefits from fitted storage and a stylish en-suite shower room. There are two further bedrooms with fitted storage. A modern family bathroom completes the accommodation.

Externally, the property boasts a delightful landscaped garden to the rear, with a patio seating area, lawn, mature planting and borders. A brick-built outdoor oven, greenhouse and additional seating areas create the perfect setting for outdoor dining and entertaining.

This attractive home is ideally placed for access to local amenities, schools and transport links, making it a superb choice for families and professionals alike.

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## LIVING ROOM

6.52 x 3.20 (21'4" x 10'5")

## DINING ROOM

4.51 x 3.32 (14'9" x 10'10")

## KITCHEN

4.43 x 3.46 (14'6" x 11'4")

## WC

1.25 x 1.06 (4'1" x 3'5")

## UTILITY ROOM

2.23 x 2.11 (7'3" x 6'11")

## SUN ROOM

3.74 x 2.40 (12'3" x 7'10")

## BEDROOM

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

## EN SUITE

2.51 x 1.76 (8'2" x 5'9")

## BEDROOM

4.24 x 2.82 (13'10" x 9'3")

## BEDROOM

2.65 x 3.30 (8'8" x 10'9")

## BATHROOM

1.68 x 2.93 (5'6" x 9'7")







Approximate total area<sup>(1)</sup>  
1362 ft<sup>2</sup>  
126.4 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.

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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	

**Ratten Row - 18739220**  
**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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