



7 Sitwell Street

Falsgrave, Scarborough, YO12 5EX

Guide Price £200,000



3



1



2





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## Sitwell Street

Located on Sitwell Street, this three-bedroom semi-detached property offers access to a range of local amenities, with Falsgrave shopping area, South Bay seafront, and Scarborough town centre all within approximately one mile. Public transport links, schools, and leisure facilities are also situated nearby, making the area popular with a variety of buyers.

The accommodation includes a modern kitchen diner, a separate lounge, and a versatile family/media room. In addition, there is a useful office space, ideal for home working or study, and a contemporary-style bathroom. The property has been maintained to a good standard by the current owners and features a neutral, modern décor throughout.

In our opinion, this is a stylish and ready-to-move-into home that would suit a range of purchasers. For further information or to arrange a viewing, please contact Ellis Hay today.

## Entrance Porch

## Hallway

## Lounge

18'4" x 16'2" (5.6 x 4.94)

## Dining Kitchen

27'4" x 15'8" (8.34 x 4.8)

## Lower Ground Floor

## Family/Media Room

## Office

12'11" x 9'11" (3.94 x 3.04)

## First Floor

## Bedroom 1

19'11" x 11'9" (6.08 x 3.59)

## Bedroom 2

16'2" x 8'7" (4.93 x 2.64)

## Bedroom 3

19'1" x 7'5" (5.84 x 2.27)

## Bathroom

12'6" x 11'2" (3.83 x 3.42)

## Outside

Gated access to forecourt and path leading to rear hard landscaped garden area.

## Directions

What Three Words  
toast.washed.desire



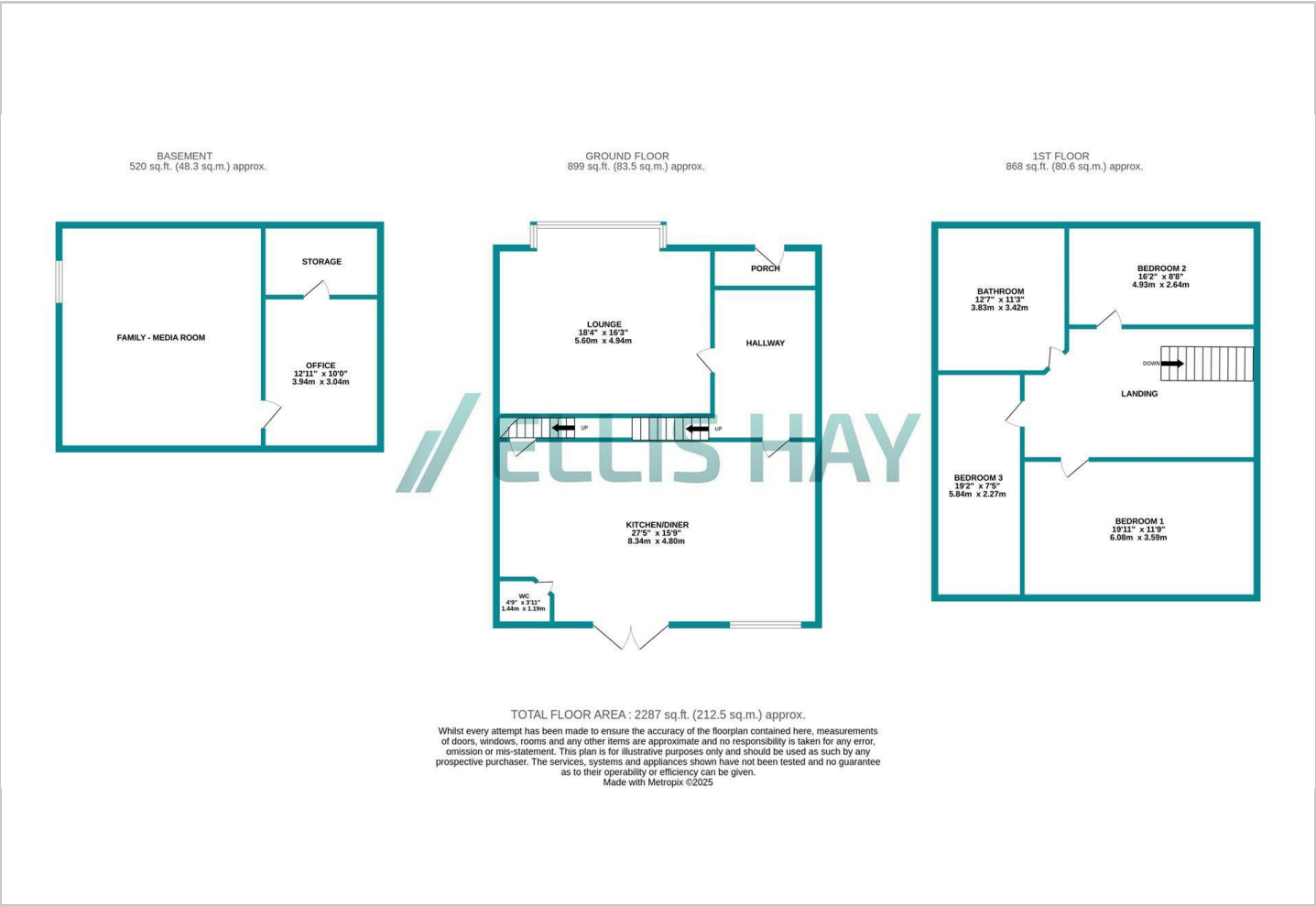




## Hybrid Map



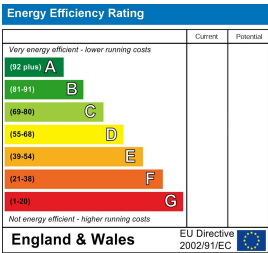
## Floor Plan



## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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