



3 Kiln Field

Staxton, Scarborough, YO12 4RX

Guide Price £185,000



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Ellis Hay is delighted to welcome to the market this well-presented three-bedroom end-terrace house, situated in the popular village of Staxton, just a short drive from Scarborough. Located within the sought-after Kiln Field development, the property enjoys a peaceful setting while remaining convenient for local amenities, the surrounding countryside, and access to main routes towards the coast and beyond.

The accommodation offers a bright and comfortable living space designed to make the most of natural light throughout. The ground floor includes a welcoming lounge and a practical, well-equipped kitchen with space for dining plus a SunRoom leading to the rear garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from an enclosed garden to the rear, providing an ideal area for outdoor seating or relaxation.

In our opinion, this is an attractive, well looked after and stylish home that will appeal to a range of buyers, including families, professionals, or those looking to enjoy village life within easy reach of Scarborough. Viewing is highly recommended to appreciate the accommodation and location

on offer—please contact Ellis Hay to arrange your appointment.

Hallway

Lounge

16'10" x 10'4" (5.14 x 3.17)

Kitchen/Diner

14'4" x 11'5" (4.39 x 3.49)

SunRoom

10'11" x 7'0" (3.34 x 2.14)

Bedroom 1

14'4" x 10'2" (4.39 x 3.12)

Bedroom 2

11'5" x 8'3" (3.49 x 2.52)

Bedroom 3

8'2" x 6'1" (2.5 x 1.87)

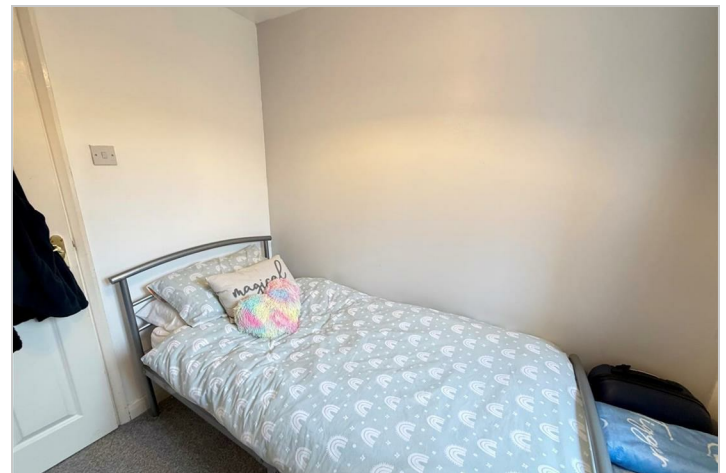
Bathroom

8'3" x 6'7" (2.52 x 2.02)

Outside

With parking to the front and rear of the property.

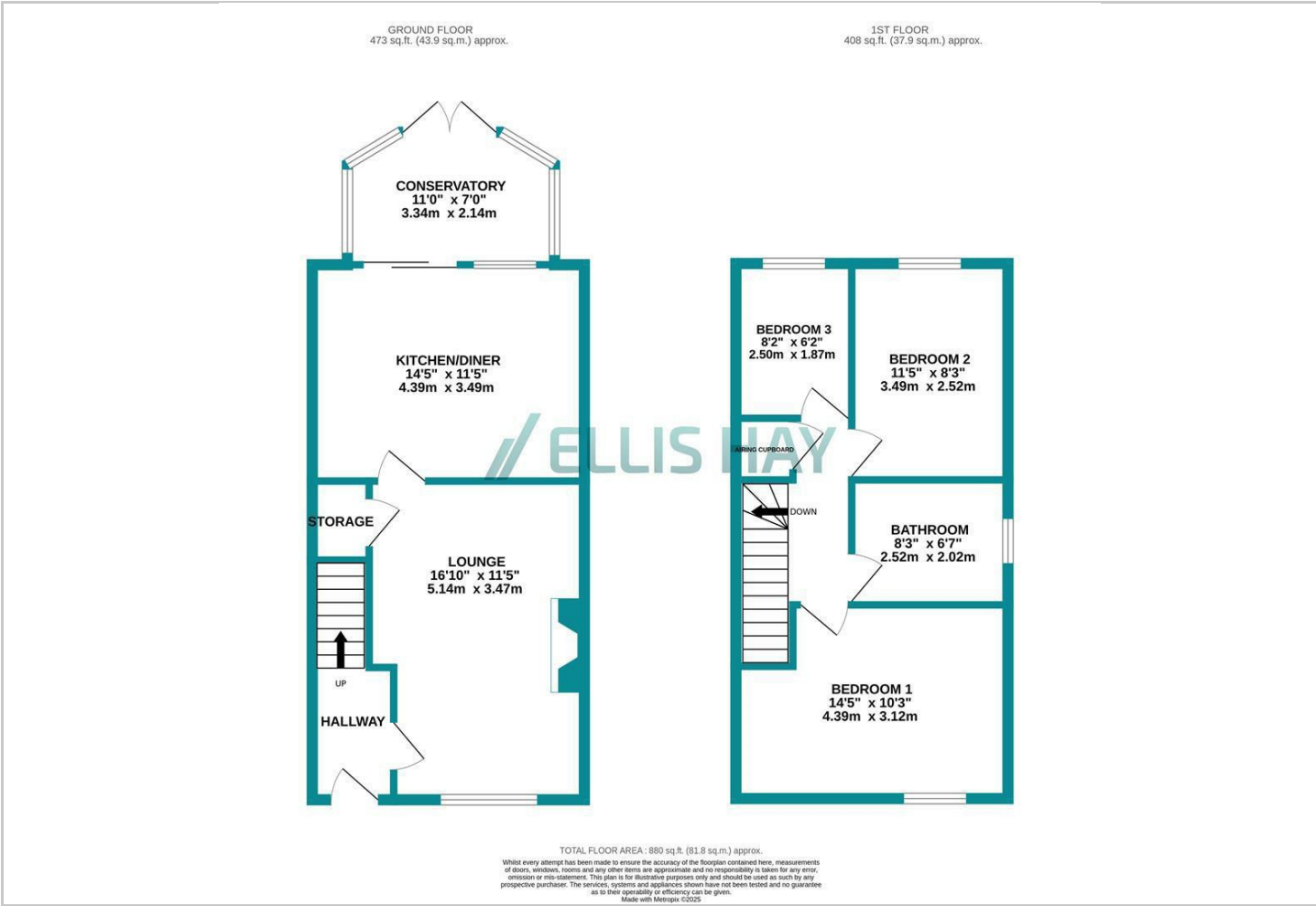
Enclosed rear garden with hard landscaped patio area, steps to a further hard landscaped seating area, lawn, mature borders and garden shed.



Hybrid Map



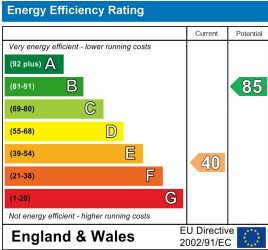
Floor Plan



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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