



## 26 Ashlar Drive

Eastfield, Scarborough, YO11 3FP

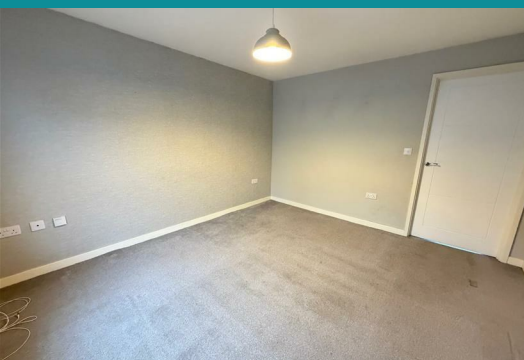
**Guide Price £169,000**



We are pleased to bring to the market this beautifully presented three-bedroom terraced house, located on the sought-after Capella development in Eastfield. Ideally positioned close to local schools, shops, and amenities, the property also offers excellent transport links with easy access onto the A64 and a regular bus service to Scarborough town centre—perfect for families and professionals alike.

The accommodation is well laid out and briefly comprises a welcoming lounge, a stylish kitchen/diner ideal for family dining and entertaining, and a convenient downstairs WC. To the first floor are two good-sized bedrooms and a modern family bathroom and on the upper floor is a bedroom and en suite. In our opinion, this configuration provides comfortable and versatile living space throughout.

Externally, the property boasts a delightful south-facing rear garden—perfect for relaxing or enjoying the sunshine—and benefits from two allocated parking spaces. Offering a great combination of location, practicality, and modern design, this lovely home is sure to appeal to a wide range of buyers and early viewing is highly recommended.



**FRONT GARDEN**  
with lawn area and gravel bed

**FRONT DOOR**  
leading to

**HALLWAY**  
with radiator and burglar alarm controls

**LOUNGE 11'7" x 12'5" (3.54 x 3.81)**  
with uPVC double glazed window over looking the front, TV point, telephone point and radiator

**KITCHEN/DINER 14'5" x 8'8" (4.4 x 2.66)**  
with a range of base and wall units with co-ordinating worktops, integrated electric single oven and gas hob, integrated dish washer, washing machine and fridge freezer, understairs cupboard and uPVC double glazed patio doors to the rear garden

**WC**  
with WC and hand basin

**BEDROOM ONE 14'5" x 8'8" (4.4 x 2.65)**  
with uPVC double glazed window overlooking the rear and radiator

**BEDROOM TWO 8'3" x 9'1" (2.52 x 2.77)**  
with uPVC double glazed window overlooking the front and radiator

**BATHROOM 8'3" x 6'9" (2.52 x 2.08)**  
with white three piece suite, mixer shower over the bath, radiator and extractor fan

**BEDROOM THREE 14'5" x 20'0" (4.4 x 6.12)**  
large loft bedroom with uPVC double glazed window overlooking the front and two radiators

**ENSUITE 5'8" x 7'11" (1.74 x 2.42)**  
with shower cubicle with mixer shower, WC hand basin, roof light and under eaves storage room

**OUTSIDE**  
Rear garden laid with turf, path leading to back gate and two allocated parking spaces on the front forecourt.

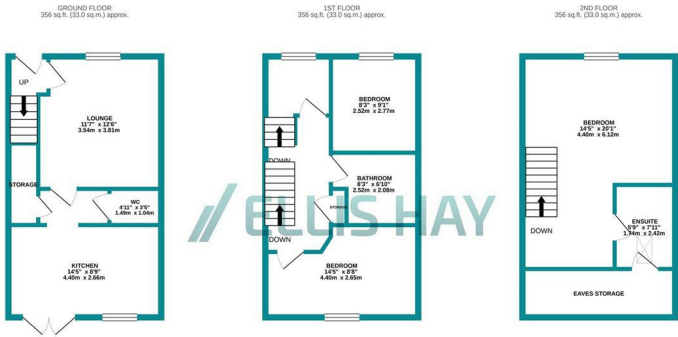
**DIRECTIONS**  
SATNAV - postcode YO11 3FP  
what3words - ///tinny.keep.voters

Area Map



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 96        |
| (81-91) B                                   | 86                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

**Council Tax Band: C**  
**Tenure: Freehold**



TOTAL FLOOR AREA: 1067 sq ft (99.1 sq m) approx.  
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