



5 Welbourn Drive, Scarborough, North Yorkshire, YO12 4RP

Offers in region of £230,000

Nestled within a highly sought-after village, this charming three-bedroom semi-detached home is ideally situated in a quiet cul-de-sac. Presented in excellent condition throughout, this property offers a perfect blend of comfort and convenience.

The heart of the home is the modern kitchen/diner, designed for both functionality and style, providing an ideal space for family meals or entertaining guests. The bright and airy living areas are complemented by neutral décor, creating a warm and inviting ambiance.

Outside, the property boasts a private rear garden, perfect for relaxing or outdoor gatherings. To the front, a driveway offers off-road parking, adding to the home's practicality.

This delightful property is perfectly positioned to enjoy the tranquillity of village life while being within easy reach of local amenities and transport links. Early viewing is highly recommended to appreciate all this home has to offer.



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Features

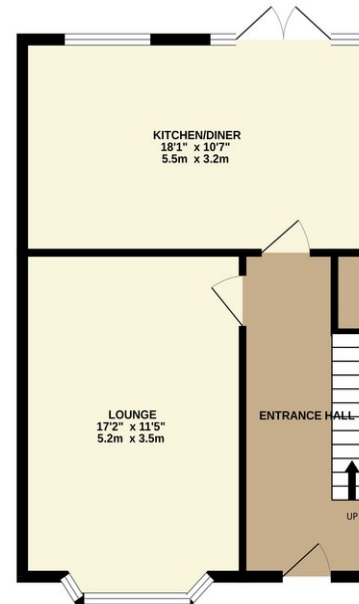
- SEMI DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN/DINER
- REAR GARDEN AND DRIVE
- SET WITHIN A CUL-DE-SAC
- SOUGHT AFTER VILLAGE

Energy Efficiency Rating

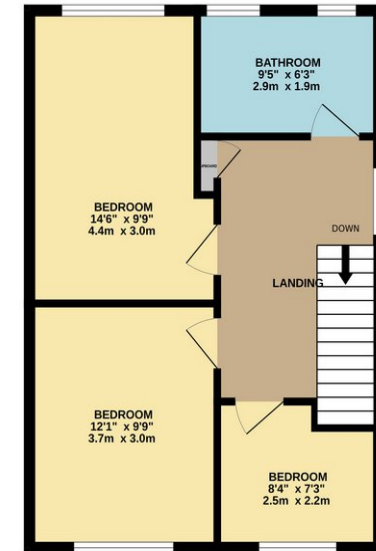
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Floorplan

GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 971 sq.ft. (90.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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