



colin ellis

Ashlar Drive, Scarborough, YO11 3FP

Situated on Ashlar Drive, on the new development in Eastfield, Scarborough, this impressive end terrace town house presents an excellent family home. The property boasts four generously sized double bedrooms with the main bedroom having an en suite.

In addition to the spacious bedrooms, this home includes a designated study or office, perfect for those who work from home or require a quiet space for study. The layout is thoughtfully designed to maximise both comfort and functionality.

The property also benefits from two designated parking spaces and low maintenance gardens to the front and rear. Viewing is highly recommend.

Guide Price £215,000



LIVING ROOM

3.47 x 3.83 (11'4" x 12'6")

KITCHEN

4.41 x 2.70 (14'5" x 8'10")

WC

1.45 x 0.95 (4'9" x 3'1")

FIRST FLOOR

BEDROOM

4.43 x 2.80 (14'6" x 9'2")

BEDROOM

2.52 x 2.97 (8'3" x 9'8")

OFFICE

1.82 x 1.96 (5'11" x 6'5")

BATHROOM

2.51 x 1.71 (8'2" x 5'7")

SECOND FLOOR

BEDROOM

4.45 x 3.01 (14'7" x 9'10")

EN SUITE

1.62 x 1.71 (5'3" x 5'7")

BEDROOM

4.42 x 2.76 (14'6" x 9'0")







Approximate total area⁽¹⁾

1017.29 ft²

94.51 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

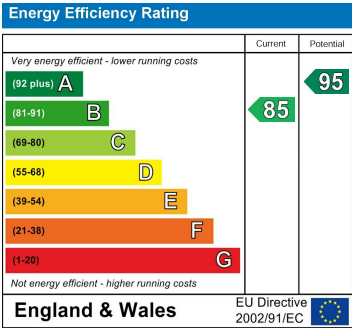
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Ashlar Drive - 18701353

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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