



colin ellis

Green Howards Drive, Scarborough, YO12 6PE

This charming three bedroom semi detached property offers a perfect blend of comfort, space and scenery. The ground floor features an open plan lounge/dining area, which benefits from sliding doors opening out onto the rear garden.

To the rear, the garden is a true highlight, offering breathtaking views of the sea and historic castle.

A driveway and garage complete the property offering parking and storage.

Guide Price £270,000



LOCATION

Situated in an established residential area, this property is just a short distance from local shops, schools and transport links. The location offers easy access to coastal paths, historic sites and the seafront.

LOUNGE AREA

3.81 x 3.71 (12'5" x 12'2")

DINING AREA

3.66 x 2.21 (12'0" x 7'3")

KITCHEN

3.50 x 2.35 (11'5" x 7'8")

WC

1.44 x 0.88 (4'8" x 2'10")

BEDROOM

3.28 x 2.58 (10'9" x 8'5")

BEDROOM

3.45 x 2.60 (11'3" x 8'6")

BEDROOM

2.49 x 2.00 (8'2" x 6'6")

BATHROOM

1.70 x 1.98 (5'6" x 6'5")

GARAGE

5.14 x 2.61 (16'10" x 8'6")

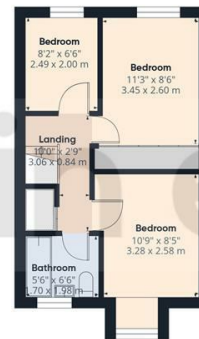




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Floor 1



Floor 2



Approximate total area^m

849 ft²

78.8 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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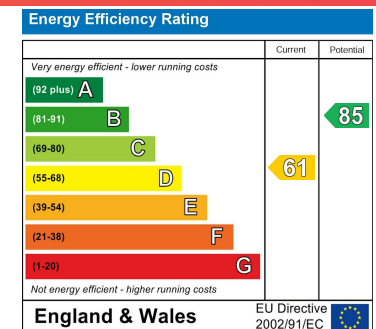
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Green Howards Drive - 18722158

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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