



colin ellis



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Ratten Row, Scarborough, YO12 4QB

This beautifully presented end-terrace cottage offers a wonderful blend of character and modern comfort, ideally situated in a desirable village setting. From the moment you step inside, the home impresses with its bright and spacious accommodation, tasteful décor, and charming features throughout.

The ground floor comprises a welcoming hallway leading to a generous living room with access to a bright sun room overlooking the garden. A separate dining room with decorative fireplace provides a perfect entertaining space, while the well-fitted kitchen offers a wide range of units, excellent workspace and a breakfast area. Completing the ground floor are a useful utility room and a WC.

To the first floor, the principal bedroom benefits from fitted storage and a stylish en-suite shower room. There are two further bedrooms with fitted storage. A modern family bathroom completes the accommodation.

Externally, the property boasts a delightful landscaped garden to the rear, with a patio seating area, lawn, mature planting and borders. A brick-built outdoor oven, greenhouse and additional seating areas create the perfect setting for outdoor dining and entertaining.

This attractive home is ideally placed for access to local amenities, schools and transport links, making it a superb choice for families and professionals alike.

Guide Price £325,000

3

2

2

C

LIVING ROOM

6.52 x 3.20 (21'4" x 10'5")

DINING ROOM

4.51 x 3.32 (14'9" x 10'10")

KITCHEN

4.43 x 3.46 (14'6" x 11'4")

WC

1.25 x 1.06 (4'1" x 3'5")

UTILITY ROOM

2.23 x 2.11 (7'3" x 6'11")

SUN ROOM

3.74 x 2.40 (12'3" x 7'10")

BEDROOM

3.62 x 3.54 (11'10" x 11'7")

EN SUITE

2.51 x 1.76 (8'2" x 5'9")

BEDROOM

4.24 x 2.82 (13'10" x 9'3")

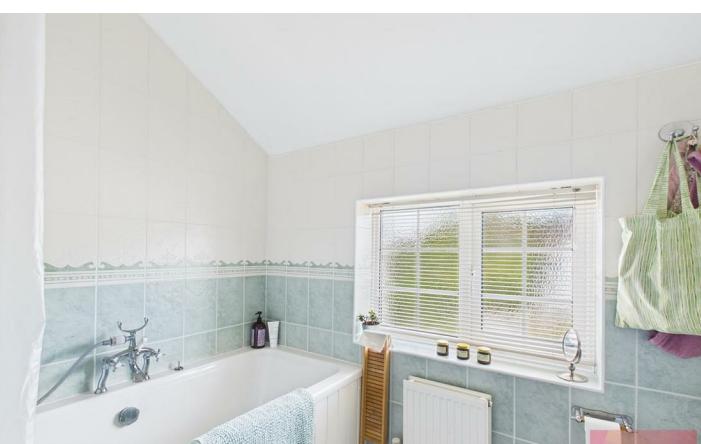
BEDROOM

2.65 x 3.30 (8'8" x 10'9")

BATHROOM

1.68 x 2.93 (5'6" x 9'7")







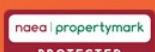
Ratten Row - 18739220

Council Tax Band - C

Tenure - Freehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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