



## 18 Barleycroft, Scarborough, YO11 3AR

£245,000

- 3 BEDROOMS
- LARGE KITCHEN/DINING ROOM
- CUL DE SAC LOCATION
- VIEW OVER GOLF COURSE TOWARD SEA
- EXTENDED SEMI DETACHED
- DRIVEWAY
- GARAGE
- WELL ESTABLISHED REAR GARDEN
- SOUGHT AFTER AREA
- LOG BURNER

# 18 Barleycroft, Scarborough YO11 3AR

This charming semi-detached house in Scarborough's sought-after South Side offers comfort, style, and a delightful atmosphere. Step into a spacious entrance hall leading to a cosy living room with a brickwork fireplace and wooden flooring. The expansive kitchen/diner features ample worktop space and leads to a magnificent garden with a patio area and greenhouse. Upstairs, you'll find a well-appointed bathroom and three bedrooms with modern styling and large windows. Don't miss out on this opportunity - schedule a viewing today! Contact our friendly sales team at 01723 377707.



Council Tax Band: C



Welcome to your future home in the sought-after South Side of Scarborough! This charming semi-detached house offers comfort, style, and a delightful atmosphere from the moment you step through the door.

Upon entry, you're greeted by a practical porch area, ideal for storing coats and shoes, leading to a second door that ensures warmth stays inside during colder months. The spacious entrance hall beckons you further into the residence, setting the tone for the inviting spaces within.

To the right, the living room awaits, boasting a generous layout adorned with a brickwork fireplace, a solid wood mantelpiece, and a cosy log burner, perfect for those snug evenings in. With its wooden flooring and modern styling, this room is ready to become the heart of your home.

Continuing through the entrance hall, you'll discover the expansive kitchen/diner. The kitchen offers ample worktop space and comes fully fitted for your convenience, with two exits leading out to the garden area. Adorned with a beautiful tiled floor, the dining area provides a lovely setting for family meals or entertaining guests.

Venturing upstairs, you'll find a well-appointed three-piece bathroom and three bedrooms. The bedrooms feature modern styling, decorative wallpaper, and large windows that flood the rooms with natural light, creating inviting spaces to relax and unwind.

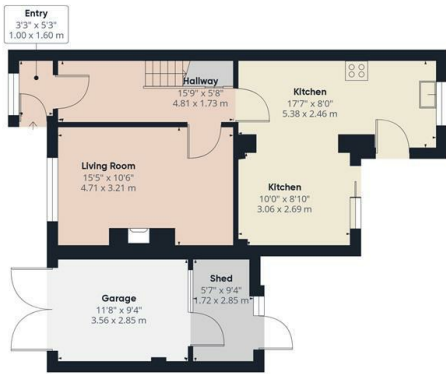
Outside, the property boasts a magnificent garden with open viewings across the golf course towards the sea. . A spacious patio area awaits, perfect for al fresco dining or simply soaking up the sun. Beyond, a winding path meanders through an enchanting natural archway of plants, leading to the end of the garden where a greenhouse awaits, surrounded by an array of vibrant plant life.

Don't miss the opportunity to make this charming property your own. Schedule a viewing today by contacting our friendly sales team at 01723 377707. Your dream home awaits!









Floor 0



Floor 1

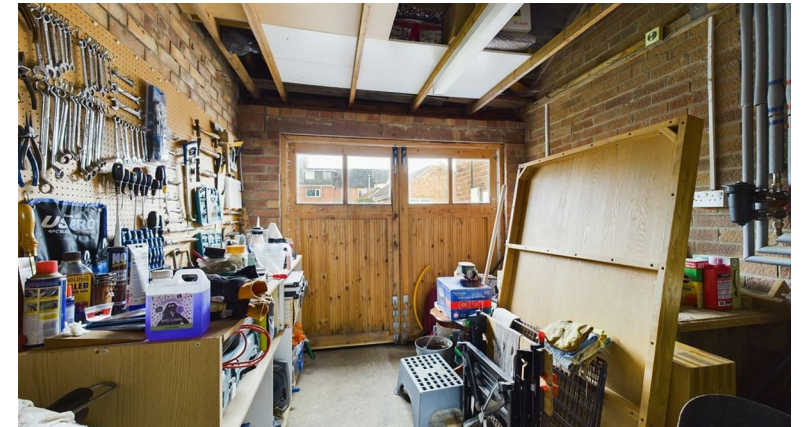


Approximate total area\*  
1063.13 ft<sup>2</sup>  
98.77 m<sup>2</sup>

(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.

GIRAFFE360



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**01723 377707**

## Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	