



## *9 Sea Holly Lane, Scarborough, YO11 3XE*

*Asking Price £175,000*

- *Modern with two-bedrooms*
- *open-plan kitchen/diner*
- *Well finished Bathroom*
- *Off-street parking*
- *Integrated appliances*
- *Energy-efficient new build*
- *Enclosed rear garden with patio*
- *Perfect for First time buyers*
- *Quiet residential setting*



## 9 Sea Holly Lane, Scarborough YO11 3XE

A modern two-bedroom semi-detached new build home located in a popular residential area of Eastfield. The property features a spacious living room, open-plan kitchen/diner with fitted units, integrated appliances, and a contemporary house bathroom. Externally, it benefits from off-street parking, an enclosed rear garden, and patio. Well placed for local amenities and access to Scarborough and the A64, this move-in ready property is ideal for first-time buyers, downsizers, or investors.



Council Tax Band: B



A well-presented new build two-bedroom semi-detached house, located on a modern residential development in the popular and expanding area of Eastfield, just a short distance from Scarborough.

The property offers well-proportioned accommodation arranged over two floors. On the ground floor is a welcoming entrance hall, a bright and spacious living room, a modern open-plan kitchen/dining room fitted with a comprehensive range of wall and base units, integrated appliances, and space for dining. The layout is both practical and contemporary, ideal for day-to-day living or entertaining. Upstairs, there are two generously sized bedrooms, a house bathroom fitted with modern and stylish finish

Externally, the property benefits from off-street parking, an enclosed rear garden, and a patio area, providing a private outdoor space suitable for dining or relaxation.

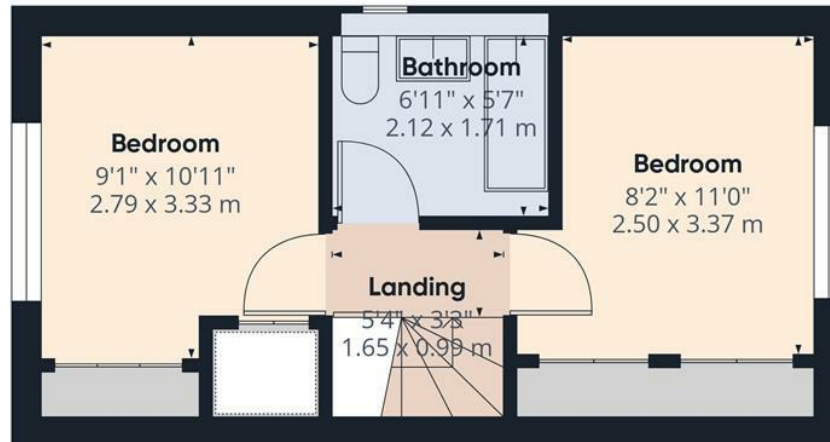
Eastfield offers a variety of local amenities including shops, supermarkets, schools, and healthcare services. The property is also well placed for access to Scarborough town centre, the scenic North Yorkshire coast, and the A64, providing convenient transport links to York, Malton, and surrounding areas.

Offered in turn-key condition, this attractive and energy-efficient home is ideal for first-time buyers, downsizers, or those seeking a low-maintenance investment property in a well-connected location.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

603 ft<sup>2</sup>

56.1 m<sup>2</sup>

(1) Excluding balconies and terraces

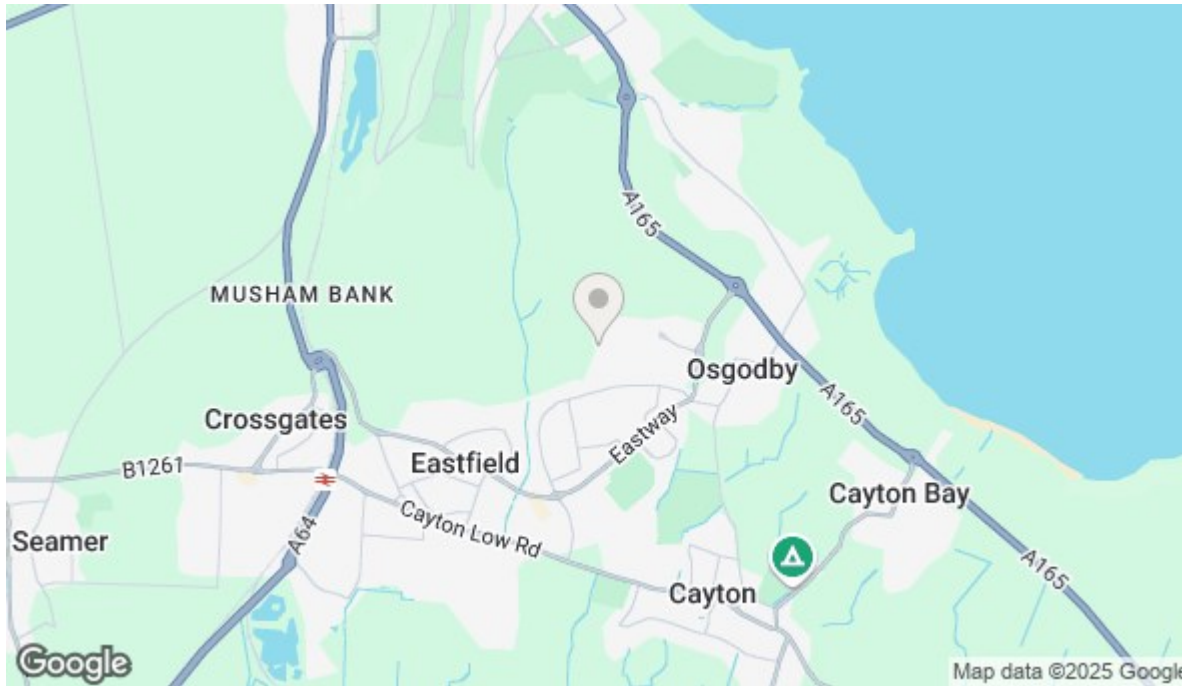
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.


Calculations are based on RICS IPMS 3C standard.

GIRAFFE360







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	
(69-80) <b>C</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		
England & Wales		EU Directive 2002/91/EC 

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