





colin ellis

Shetland Drive,
Scarborough, YO12 4NZ

Guide Price £185,000

An excellent opportunity to acquire this superbly presented two bedroom semi-detached home, occupying a desirable position within a popular residential development in the highly regarded village of Seamer. Offering stylish, turnkey accommodation with off-street parking, an enclosed rear garden and attractive open views, this fantastic home is certain to appeal to a wide range of purchasers.

2 | 1 | 1 | EPC B

PROPERTY DESCRIPTION

The property is approached via a private driveway providing off-street parking. Upon entering, a welcoming entrance hallway leads through to the principal ground floor accommodation. The contemporary fitted kitchen features a range of modern wall and base units and ample worktop space. A useful ground floor cloakroom/WC adds further practicality.

To the rear of the property is a bright and spacious lounge/dining room, offering an excellent entertaining space with room for both seating and dining furniture. French doors provide access to the rear garden and allow plenty of natural light to flood the room.

To the first floor are two well proportioned double bedrooms. The principal bedroom enjoys attractive open views across neighbouring countryside, whilst the second bedroom offers versatile accommodation suitable for guests, children or home working. Completing the accommodation is a modern family bathroom fitted with a contemporary white suite comprising bath with shower over, wash hand basin and WC.

Externally, the property benefits from a driveway. To the rear is an enclosed garden featuring a paved patio seating area, lawned section and shed. The standout feature is the open aspect beyond the rear boundary, providing attractive countryside views and a greater sense of privacy than many comparable modern homes.

LOCATION

Situated within the highly sought-after village of Seamer, the property enjoys easy access to an excellent range of local amenities including Proudfoot supermarket, Wilsons Food Hall, The Mayfield pub and restaurant, a primary school, nursery and church. Seamer railway station is also within easy reach, providing convenient links to Scarborough, York and beyond, whilst the nearby A64 offers excellent road connections. The village remains a popular choice for families and professionals, with convenient access to the coast and surrounding countryside.

KITCHEN

1.93 x 3.23 (6'3" x 10'7")

LOUNGE DINER

3.98 x 3.47 (13'0" x 11'4")

WC

0.84 x 1.57 (2'9" x 5'1")

BEDROOM

3.99 x 2.81 (13'1" x 9'2")

BEDROOM

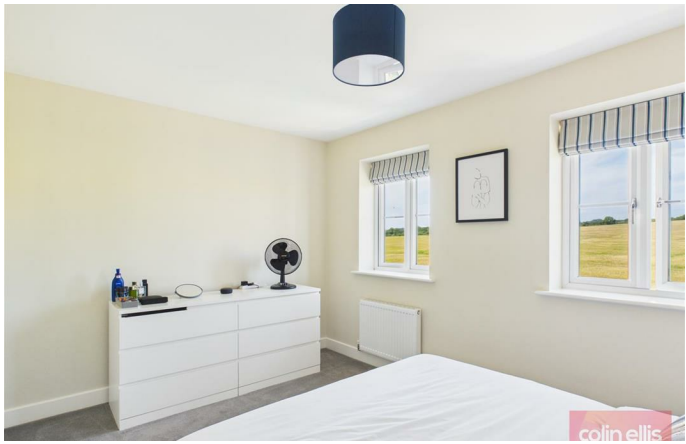
3.96 x 2.87 (12'11" x 9'4")

BATHROOM

1.88 x 2.11 (6'2" x 6'11")

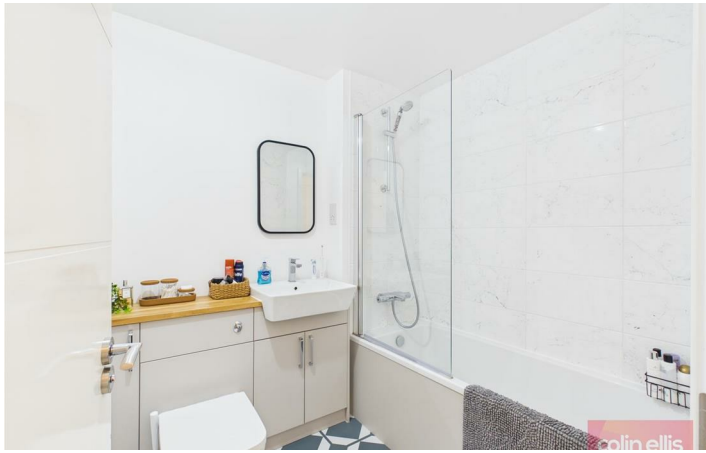














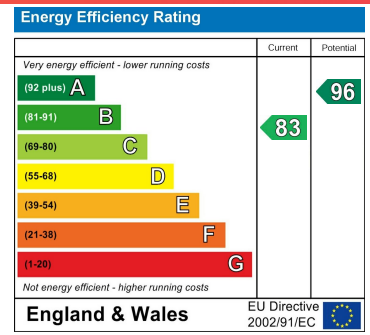






Shetland Drive - 18821106
Council Tax Band - C
Tenure - Freehold

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.



The Property Ombudsman
naea | propertymark PROTECTED
RICS Regulated by RICS
Zoopla
rightmove
OnTheMarket

Tel: 01723 363565
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk