



colin ellis

Wagoners Way, Scarborough, YO13 9BT

Located in the popular village of East Ayton, this modern two bedroom mid-terrace property offers stylish accommodation arranged over two floors, making it an ideal purchase for first-time buyers, downsizers or investors.

The property benefits from a parking space to the front complete with EV charging point and has been well maintained throughout, offering contemporary décor and a light, airy feel.

Guide Price £165,000



PROPERTY DESCRIPTION

The accommodation briefly comprises an entrance hallway with stairs leading to the first floor, a modern fitted kitchen with a range of wall and base units and integrated cooking appliances, a ground floor WC, and a spacious living room to the rear with French doors opening onto the enclosed rear garden. To the first floor are two bedrooms and a modern family bathroom fitted with a white three-piece suite and shower over bath. Externally, the property enjoys an enclosed rear garden, mainly laid to lawn with patio seating area, together with allocated parking and electric vehicle charging point to the front.

LIVING ROOM

4.28 x 2.68 (14'0" x 8'9")

KITCHEN

2.35 x 3.12 (7'8" x 10'2")

WC

1.92 x 1.02 (6'3" x 3'4")

BEDROOM

4.29 x 2.70 (14'0" x 8'10")

BEDROOM

3.15 x 2.24 (10'4" x 7'4")

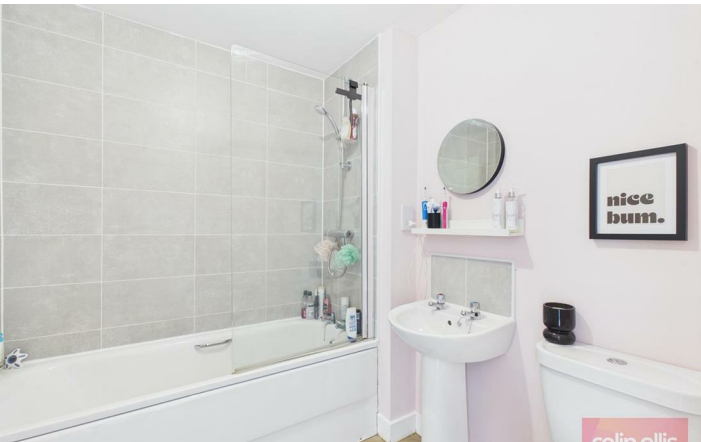
BATHROOM

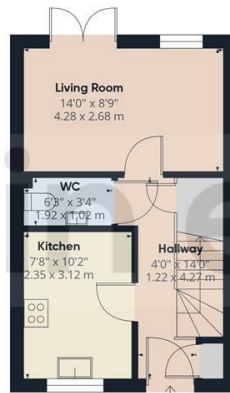
2.09 x 1.87 (6'10" x 6'1")

AML INFORMATION

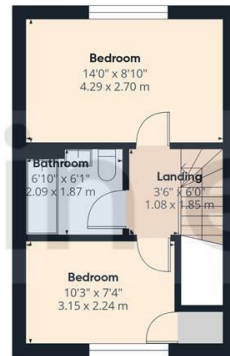
ML Charge: Move with Us, as the appointed selling agent, is required to conduct ID/AML and source-of-funds checks for the properties we sell. To date, we have absorbed the associated administrative and third-party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.







Floor 1



Floor 2



Approximate total area⁽¹⁾

595 ft²
55.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Wagoners Way - 18746234

Council Tax Band - B

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Tel: 01723 363565

E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

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