



colin ellis

Maple Drive, Scarborough, YO12 6LR

A three bedroom end of terrace home offering well-proportioned accommodation across two floors together with a particularly generous garden, making this an appealing opportunity for first-time buyers, families or purchasers looking for a property they can update to their own tastes.

Guide Price £210,000



PROPERTY DESCRIPTION

Upon entering the property, the hallway provides access into the spacious living room. This comfortable reception space benefits from a prominent bay window allowing plenty of natural light into the room. A feature fireplace with timber surround, while there is ample space for a range of lounge furniture. To the rear is the separate kitchen, fitted with a range of wall and base units, work surfaces and sink, together with space for a selection of freestanding appliances. There is also space for a dining table, creating a practical kitchen and dining area. Doors provide direct access to the garden.

On the first floor, the landing leads to three bedrooms and the family bathroom. The two principal bedrooms provide comfortable accommodation, while the third bedroom offers flexibility for use as a child's bedroom, nursery, home office or dressing room. The family bathroom is fitted with a three-piece suite comprising a panelled bath, pedestal wash basin and WC, complemented by tiled walls and flooring.

A particular feature of the property is the generous garden and outside space. Predominantly laid to lawn and bordered by established hedging, the garden provides plenty of room for outdoor seating, children's play equipment and further landscaping. There is also a decked area together with useful timber storage structures, while access around the side of the house is another benefit of its end terrace position.

Overall, the property provides a good combination of indoor and outdoor space, with considerable potential for a new owner to modernise and personalise the accommodation and garden to suit their requirements.

LIVING ROOM

4.05 x 4.39 (13'3" x 14'4")

KITCHEN

2.37 x 5.26 (7'9" x 17'3")

BEDROOM

3.44 x 2.70 (11'3" x 8'10")

BEDROOM

3.01 x 2.76 (9'10" x 9'0")

BEDROOM

2.00 x 2.49 (6'6" x 8'2")

BATHROOM

2.35 x 2.06 (7'8" x 6'9")







Approximate total area⁽¹⁾
709 ft²
65.8 m²

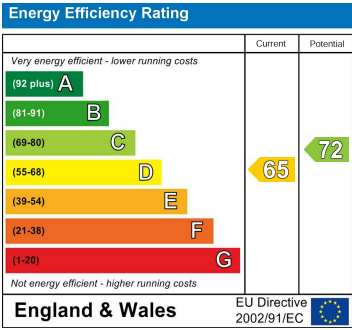
(1) Excluding balconies and terraces

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

GIRAFFE360

Maple Drive - 18710957
Council Tax Band - B
Tenure - Freehold

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