colin ellis

Whin Bank,

Scarborough, YO12 5LD

Guide Price £230,000

An attractive and well presented four bedroom semi-detached family home offering spacious and versatile accommodation arranged over three floors, positioned within a highly desirable residential area close to local amenities, schools, and transport links. This substantial property has been well maintained throughout and provides an excellent balance of comfortable living space and practical family accommodation.

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PROPERTY DESCRIPTION

The property is approached via a block paved driveway providing off-road parking, with an attractive frontage and side access leading to the rear garden and garage. Upon entering, the welcoming hallway gives access to a bright and spacious bay fronted living room featuring a contemporary log-burning stove, creating a warm and inviting focal point. To the rear of the property is a generous dining room with French doors opening directly onto the garden, offering an ideal space for entertaining and family dining. The fitted kitchen enjoys a range of wall and base units with ample worktop space and views over the rear garden, while the adjoining breakfast room provides additional dining or utility space. A convenient ground floor WC completes the accommodation on this level.

To the first floor are three bedrooms, including two doubles with fitted storage, alongside a spacious family bathroom. The second floor offers an impressive loft bedroom with excellent floor space and versatility, making it ideal as a bedroom, guest suite, hobby room, or home office.

Externally, the rear garden is a particularly attractive feature of the property, offering a private and enclosed outdoor space mainly laid to lawn with mature shrubs, established borders, and paved seating areas perfect for outdoor dining and relaxing.

Situated within easy reach of local shops, cafes, schools, and commuter routes, this excellent family home offers flexible accommodation in a popular and convenient location.

LIVING ROOM
4.07 x 3.55 (13'4" x 11'7")

DINING ROOM
3.54 x 3.89 (11'7" x 12'9")

KITCHEN
2.44 x 3.88 (8'0" x 12'8")

BREAKFAST ROOM
2.42 x 2.83 (7'11" x 9'3")

WC
0.86 x 1.42 (2'9" x 4'7")

BEDROOM
2.92 x 3.89 (9'6" x 12'9")

BEDROOM
3.51 x 3.41 (11'6" x 11'2")

BEDROOM
2.44 x 2.07 (8'0" x 6'9")

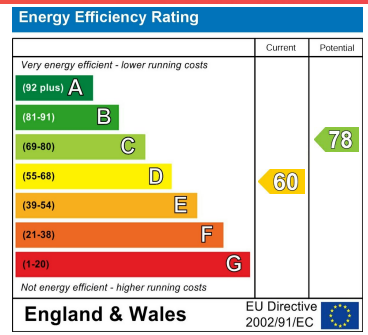
BATHROOM
2.43 x 2.30 (7'11" x 7'6")

BEDROOM
4.32 x 4.23 (14'2" x 13'10")

SAMSUNG
bread

Whin Bank - 18009119
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.



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