



colin ellis

**Pindar Road,
Scarborough, YO11 3LU**

** Well Presented Three Bedroom Semi-Detached Home with Spacious Kitchen Diner **

A fantastic opportunity to acquire this well presented three bedroom semi-detached home, situated in the popular residential area of Eastfield. Ideally located close to local shops, schools and Seamer Train Station, the property is perfectly suited to first-time buyers, growing families and investors.

Guide Price £160,000

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PROPERTY DESCRIPTION

The accommodation briefly comprises an entrance porch, welcoming hallway, a spacious dual aspect living room with French doors opening onto the rear garden, and a generous kitchen diner fitted with a range of wall and base units, offering ample worktop space and room for family dining. The kitchen also provides direct access to the enclosed rear garden.

To the first floor are three well proportioned bedrooms and a modern shower room, all presented in clean and tidy condition throughout.

Externally, the property benefits from an open-plan front garden and an enclosed rear garden with a decked seating area and lawn, creating an ideal space for outdoor dining, entertaining and family enjoyment.

This ready-to-move-into home combines generous living space with an excellent location close to local amenities, schools and transport links.

LIVING ROOM

5.37 x 3.22 (17'7" x 10'6")

KITCHEN

5.43 x 2.00 (17'9" x 6'6")

BEDROOM

3.61 x 3.01 (11'10" x 9'10")

BEDROOM

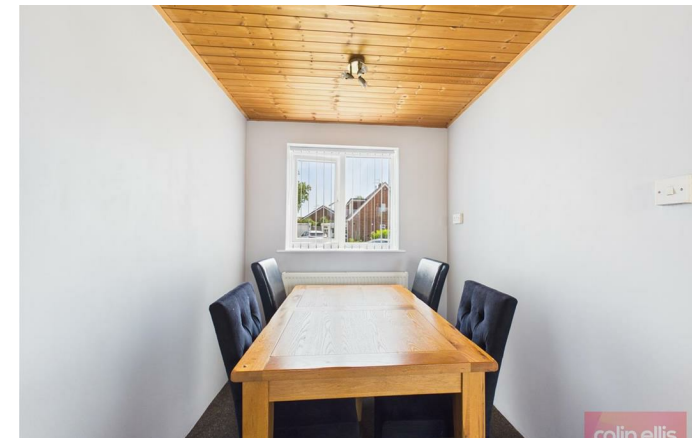
2.89 x 3.21 (9'5" x 10'6")

BEDROOM

2.37 x 2.29 (7'9" x 7'6")

BATHROOM

1.64 x 1.70 (5'4" x 5'6")







Approximate total area⁽¹⁾
818 ft²
75.9 m²

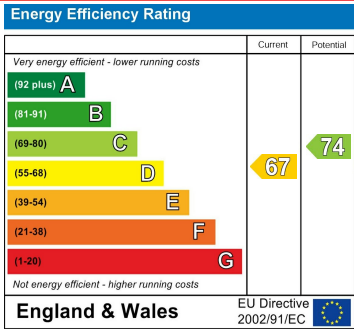
(1) Excluding balconies and terraces

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

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Pindar Road - 18822706
Council Tax Band - A
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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