



**Southlands Grove,
Scarborough, YO12 5PQ**

**** SOLD PRIOR TO MARKETING ****

A beautifully presented three bedroom semi detached family home, offering spacious and well maintained accommodation throughout, complemented by a delightful sunroom, modern family bathroom, driveway parking, detached garage and an attractive enclosed rear garden.

An ideal home for families, first time buyers or those looking to upsize.

Guide Price £270,000



LIVING ROOM / DINING ROOM

4.33 x 3.59 (14'2" x 11'9")

KITCHEN

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

SUNROOM

2.83 x 2.53 (9'3" x 8'3")

BEDROOM

4.06 x 2.84 (13'3" x 9'3")

BEDROOM

3.36 x 3.30 (11'0" x 10'9")

BEDROOM

3.11 x 2.14 (10'2" x 7'0")

BATHROOM

2.53 x 2.26 (8'3" x 7'4")



Approximate total area⁽¹⁾
993 ft²
92.1 m²

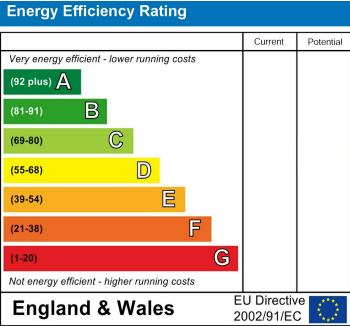
(1) Excluding balconies and terraces

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

GIRAFFE360

Southlands Grove - 18839653
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.



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

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

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