



colin ellis

Pinfold Road, Scarborough, YO11 3BH

This beautifully presented two-bedroom end-terrace property is located in the sought-after village of Cayton. As a newly built home, it offers modern living throughout and has been exceptionally well maintained. The property features a bright and welcoming interior, with a contemporary layout ideal for first-time buyers, small families, or those looking to downsize. To the rear, there is a private, enclosed garden. Externally, the home benefits from two allocated parking spaces. Early viewing is highly recommended to fully appreciate the quality and condition of this lovely home.

Guide Price £170,000



FRONT

Pathway and off-street parking for 2 cars.

ENTRANCE HALL

Composite front door, radiator and ceiling light.

LIVING ROOM

3.92 x 3.77 (12'10" x 12'4")

uPVC double glazed window, stairs to first floor with understairs storage, radiator and ceiling light.

DOWNSTAIRS W/C

1.63 x 0.98 (5'4" x 3'2")

W/C, wash hand basin, extractor fan and ceiling light.

KITCHEN/DINER

2.40 x 3.90 (7'10" x 12'9")

Fitted kitchen with a range of cupboards and drawers, intergrated washing machine, gas oven, electric hob and fridge/freezer. Radiator, ceiling lights and French doors leading to rear garden.

GARDEN

Large decking area and lawn enclosed by fencing.

STAIRS TO FIRST FLOOR LANDING

Loft access and ceiling light.

BEDROOM ONE

3.93 x 2.99 (12'10" x 9'9")

uPVC double glazed window, storage cupboard, radiator and ceiling light.

BEDROOM TWO

3.91 x 2.42 (12'9" x 7'11")

uPVC double glazed window, storage cupboard, radiator and ceiling light.

BATHROOM

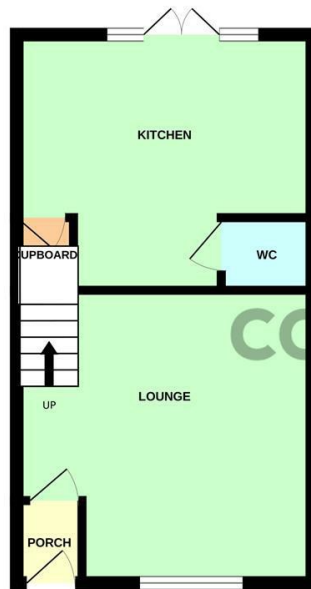
1.94 x 1.83 (6'4" x 6'0")

Bath with shower over, glass screen, W/C, wash hand basin, radiator, extractor and ceiling light.

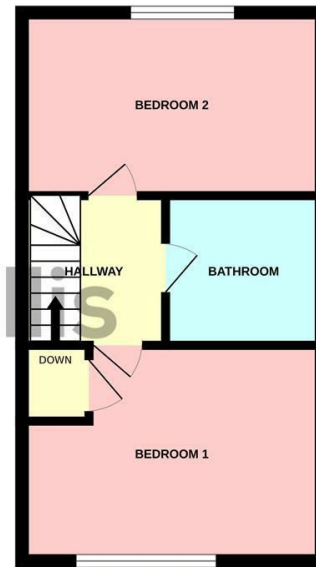




GROUND FLOOR



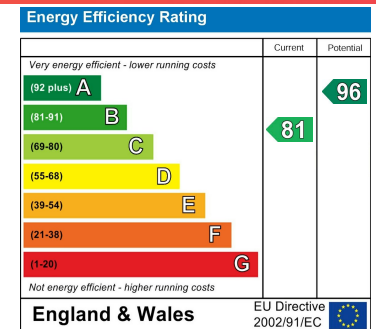
1ST FLOOR



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Pinfold Road - 18794682
Council Tax Band - B
Tenure - Freehold

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