



colin ellis

Fairway, Scarborough, YO12 6RJ

A well-positioned three-bedroom semi-detached house situated on Fairway, Scarborough, close to the popular North Cliff Golf Club and within easy reach of the local amenities and attractions of the area. The property offers comfortable and versatile accommodation, making it an ideal family home. Externally, the property benefits from off-street parking, a detached garage, and gardens to both the front and rear. The rear garden provides a pleasant private outdoor space, while the detached garage offers useful additional storage or parking. The property also benefits from its proximity to Scarborough's coastline, with local shops, schools, transport links and other amenities within easy reach.

Guide Price £300,000



HALLWAY

4.64 x 1.66 (15'2" x 5'5")

LIVING ROOM

4.98 x 3.26 (16'4" x 10'8")

KITCHEN

5.06 x 1.74 (16'7" x 5'8")

DINING ROOM

5.09 x 2.26 (16'8" x 7'4")

BEDROOM

4.26 x 2.86 (13'11" x 9'4")

BEDROOM

3.56 x 3.00 (11'8" x 9'10")

BATHROOM

1.65 x 1.94 (5'4" x 6'4")

BEDROOM

2.64 x 2.09 (8'7" x 6'10")







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Fairway - 18838710
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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