



## 23 Raleigh Street

Scarborough, YO12 7JZ

Guide Price £225,000



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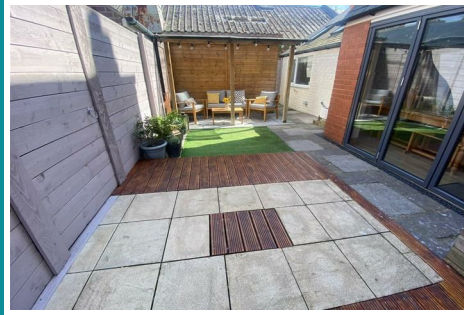
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Scarborough, YO12 7JZ

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## 23 Raleigh Street

Ellis Hay are delighted to bring to the market this well-presented and spacious four-bedroom semi-detached property located on Raleigh Street in Scarborough, arranged over three floors and offering versatile living accommodation ideal for families.

In our opinion the ground floor welcomes you with an inviting entrance hall leading into a bright and spacious lounge featuring attractive bay windows. Also off the hallway is a separate utility room and a games room/snug—perfect for young children or a relaxing retreat. To the rear, the property flows into a dining room with bi-fold doors opening onto a patio area and rear garden, complemented by a modern, well-appointed kitchen.

The first floor comprises two bedrooms, including one with useful walk-in storage, alongside a separate WC and a family bathroom fitted with both a walk-in shower and a bath. The top floor offers two further generously sized double bedrooms, with additional storage cupboards on the landing.

The property also benefits from a driveway and off street parking.

Ideally situated close to the town centre, the property provides easy access to a range of shops, restaurants, and amenities, as well as the Stephen Joseph Theatre. Excellent transport links are nearby, including train and bus routes, and the property is within close proximity to the seafront, Peasholm Park, and local schools.

Early viewing is highly recommended—please contact our friendly sales team on 01723 350077 to arrange your appointment.

### Lounge

15'5" x 13'5" (4.71 x 4.10)

### Games Room

9'10" x 9'9" (3.02 x 2.98)

### Utility

11'3" x 4'11" (3.45 x 1.51)

### Dining Room

14'6" x 12'6" (4.44 x 3.83)

### Kitchen

12'9" x 8'10" (3.91 x 2.70)

### Bedroom 1

15'5" x 11'6" (4.71 x 3.52)

### Bedroom 2

11'8" x 11'7" (3.58 x 3.55)

### WC

4'11" x 3'3" (1.50 x 1.0)

### Bathroom

11'1" x 8'4" (3.38 x 2.56)

### Bedroom 3

15'5" x 11'10" (4.71 x 3.63)

### Bedroom 4

12'7" x 11'0" (3.85 x 3.36)

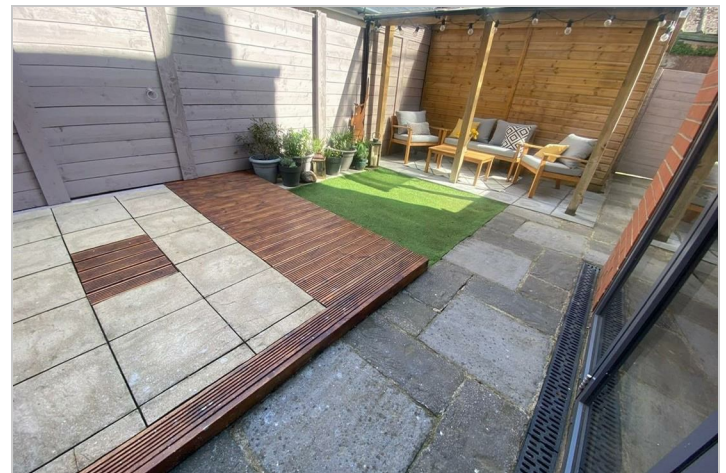
### Directions

What 3 Words  
Tubes.spoken.glue

### HMRC

If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.

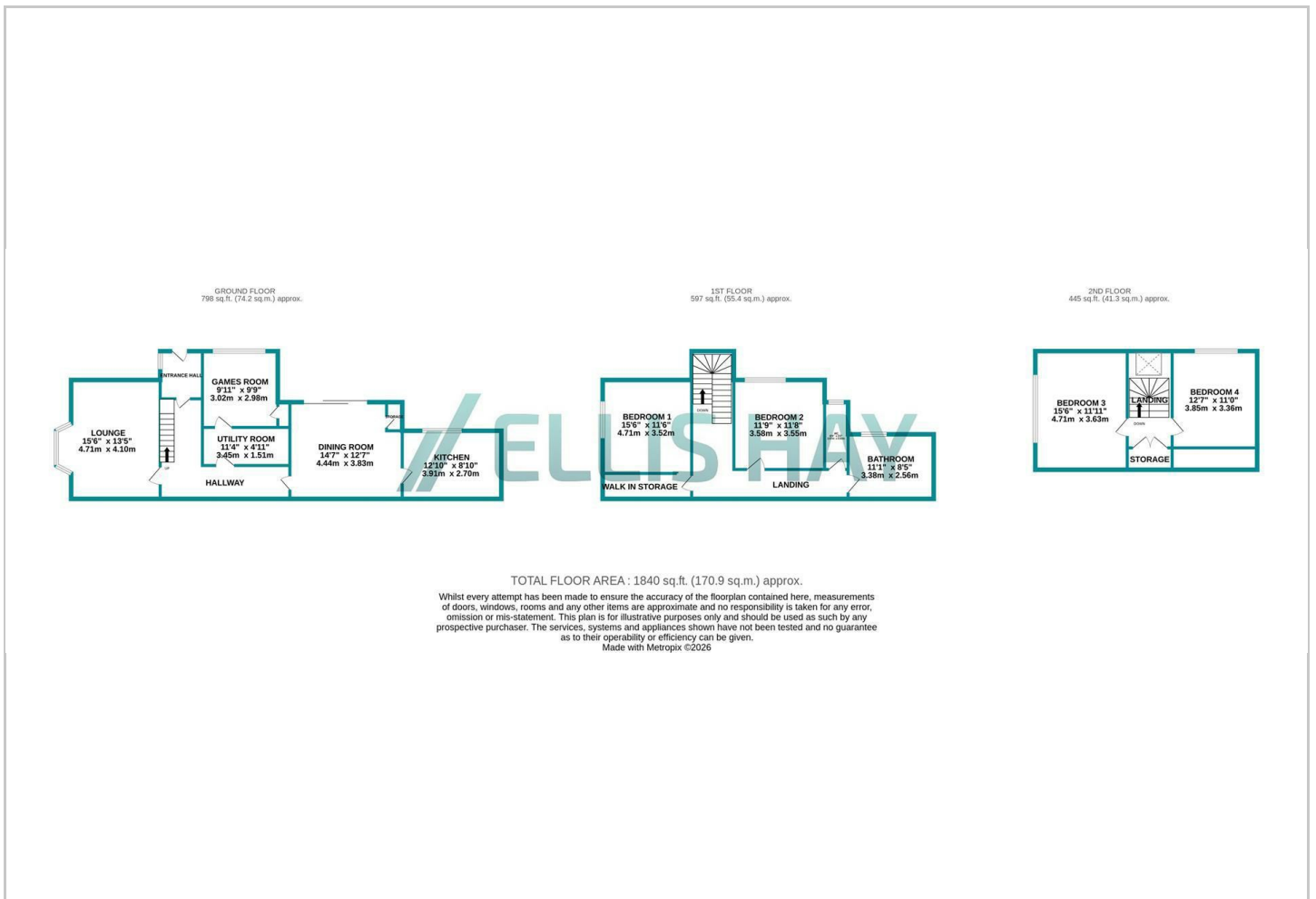
Tel: 01723 350077



## Hybrid Map



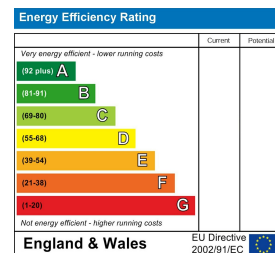
## Floor Plan



## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.