



colin ellis

Herdborough Road, Scarborough, YO11 3HL

A beautifully presented three bedroom semi-detached home in Eastfield, offering stylish and well-maintained accommodation ideal for first-time buyers, couples and families. The property features a spacious living room with a log burner and engineered oak flooring, modern fitted kitchen, separate utility area and contemporary family bathroom. Further benefits include a boarded loft with electrics, enclosed front and rear gardens and, our vendor informs us, the roof has had new felt and lats. Conveniently positioned for local schools, shops, amenities and transport links, this attractive home is ready to move into and early viewing is highly recommended.

Guide Price £140,000



PROPERTY DESCRIPTION

This attractive three bedroom semi-detached property is situated in the popular residential area of Eastfield, Scarborough and has been tastefully presented throughout to create a comfortable and contemporary family home.

The ground floor accommodation begins with an entrance hallway leading into a generous living room. A standout feature is the log burner, complemented by attractive engineered oak flooring, while French doors open directly onto the rear garden and allow plenty of natural light into the room. The modern fitted kitchen offers a good range of white shaker-style wall and base units with contrasting work surfaces and tiled splashbacks. There is ample space for appliances along with recessed ceiling lighting. Adjoining the kitchen is a useful separate utility area, providing additional space for appliances and household storage.

To the first floor are three bedrooms, comprising a well-proportioned principal bedroom with attractive feature panelling, a good-sized second bedroom and a third bedroom which would lend itself well to use as a child's bedroom, nursery or home office. The family bathroom has been finished in a contemporary style, with large-format tiling, a bath with overhead rainfall-style shower, striking black-framed shower screen, modern vanity unit and coordinating black fittings.

Additional storage is provided within the loft, which the vendor advises is boarded and benefits from electrics. The vendor has also advised that the roof has had new felt and lats, providing a further noteworthy improvement to the property.

Externally, the house benefits from enclosed gardens to both the front and rear. The rear garden combines a lawn with a paved seating area.

Overall, this is a well-presented and thoughtfully improved three-bedroom home with several appealing upgrades, generous living accommodation and useful outdoor space, all within convenient reach of Eastfield's local amenities, schools and transport connections.

LIVING ROOM

3.25 x 5.34 (10'7" x 17'6")

KITCHEN

4.04 x 3.13 (13'3" x 10'3")

UTILITY

1.94 x 2.07 (6'4" x 6'9")

BEDROOM

3.05 x 3.61 (10'0" x 11'10")

BEDROOM

3.22 x 2.83 (10'6" x 9'3")

BEDROOM

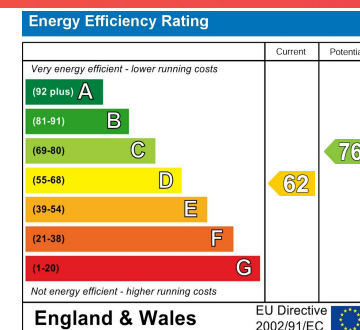
2.31 x 2.43 (7'6" x 7'11")

BATHROOM

2.06 x 1.64 (6'9" x 5'4")







Herdborough Road - 18834086
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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