



colin ellis

**Millfields Drive,
Scarborough, YO13 0FL**

Situated on a modern residential development within the highly sought after Scalby area of Scarborough, this well presented four bedroom detached home offers spacious and well-appointed accommodation, ideal for modern family living. Benefitting from a detached garage, driveway parking, an enclosed rear garden and a contemporary kitchen/dining room, the property is ready to move straight into.

Guide Price £325,000

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PROPERTY DESCRIPTION

The accommodation opens with a welcoming entrance hallway, providing access to a generous front facing living room. A useful ground floor WC adds everyday convenience. To the rear of the property is the open-plan kitchen/diner. Fitted with a modern range of wall and base units and ample worktop space. French doors open directly onto the enclosed rear garden, creating an excellent indoor-outdoor living space.

To the first floor are four bedrooms, including a principal bedroom with the added benefit of an en-suite shower room. The remaining three bedrooms are served by a contemporary family bathroom.

Externally, the property benefits from a driveway providing off-street parking and leading to the detached garage. To the rear, the enclosed garden is predominantly laid to lawn with planted borders and a raised timber seating area.

LOCATION

The property is located within the ever popular Scalby area of Scarborough, well positioned for a range of local amenities, schools and transport links. Scarborough town centre, the North Yorkshire coastline and the North York Moors National Park are all within easy reach, making this an excellent location.

LIVING ROOM

3.31 x 5.02 (10'10" x 16'5")

KITCHEN DINER

5.51 x 3.24 (18'0" x 10'7")

WC

0.88 x 1.97 (2'10" x 6'5")

BEDROOM

2.72 x 3.41 (8'11" x 11'2")

EN SUITE

2.73 x 1.62 (8'11" x 5'3")

BEDROOM

2.72 x 3.10 (8'11" x 10'2")

BEDROOM

2.70 x 2.09 (8'10" x 6'10")

BEDROOM

2.66 x 1.97 (8'8" x 6'5")

BATHROOM

1.65 x 2.04 (5'4" x 6'8")

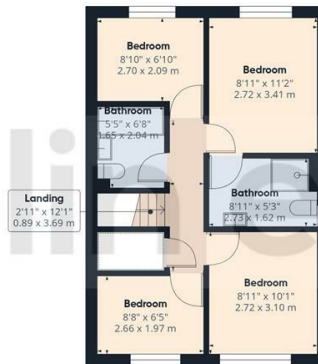




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Floor 1



Floor 2



Approximate total area⁽¹⁾
930 ft²
86.3 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

Millfields Drive - 18823713

Council Tax Band - D

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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	



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