



colin ellis

Main Street, Scarborough, YO12 4RH

A well presented three bedroom semi detached home situated in the village of Irton, offering spacious and versatile accommodation, generous outside space and an attractive open outlook to the rear. The property features a bay-fronted living room, a spacious kitchen/diner and an extended second reception room, providing excellent flexibility for modern family living.

Irton enjoys a pleasant village setting while being conveniently placed for neighbouring Seamer, which offers a good range of everyday amenities including a primary school, nursery, pub/restaurant, food hall/café and local shop. Seamer Train Station is approximately a five-minute drive away, providing convenient rail connections.

Guide Price £285,000



PROPERTY DESCRIPTION

This attractive three bedroom semi detached property occupies a pleasant position within the village of Irton and offers a well proportioned home with versatile living accommodation, excellent outside space and an appealing open outlook to the rear.

The property is approached via a front garden with a low stone boundary wall, while a driveway provides off street parking and access to the garage. An entrance porch opens into the hallway, with stairs rising to the first floor. To the front is the living room, a welcoming reception space with a broad bay window allowing plenty of natural light into the room. A fireplace creates an attractive focal point, with useful alcove space to either side. Positioned towards the rear is the spacious kitchen/diner, fitted with a comprehensive range of wall and base units, work surfaces and space for appliances. There is ample room for a dining table and chairs, creating a practical everyday space for cooking, dining and family life. Beyond the kitchen is the extended second reception room, adding valuable additional living space to the property. With windows and glazed doors overlooking the rear garden and countryside beyond, the room enjoys plenty of natural light and an attractive outlook. With dining space already available within the kitchen, this versatile room lends itself particularly well to use as a family room, garden room or additional sitting room, while remaining equally suitable as a more formal dining space if preferred.

To the first floor are three bedrooms. The principal bedroom is a comfortable double, while the second bedroom also provides good double accommodation and benefits from fitted wardrobes. The third bedroom offers flexibility for use as a child's bedroom, guest room or home office. The bathroom is fitted with a white suite incorporating a bath with shower facilities, wash basin and WC, complemented by extensive wall tiling. Also accessed from the first floor is a boarded loft area with a light, reached via a pull down ladder.

Outside, the rear garden is a notable feature of the property, offering a generous and established outdoor space with lawn, planted borders, pathways, a greenhouse, a pond and a lean to, to the rear of the garage. The garden provides plenty of room for outdoor seating and entertaining as well as considerable appeal for keen gardeners. To the rear, the property enjoys an open aspect across adjoining fields and countryside, providing an attractive backdrop to both the garden and rear accommodation.

Irton offers a pleasant village setting while remaining conveniently positioned for the amenities of neighbouring Seamer, where facilities include a primary school, nursery, pub/restaurant, food hall/café and local shop. Seamer Train Station is approximately a five-minute drive away, making the property well placed for those requiring rail connections.

Overall, this is a spacious and versatile village home combining three bedrooms, two reception rooms, a generous kitchen/diner, useful loft storage, parking, garage and an established garden with an attractive countryside outlook.

LIVING ROOM

4.04 x 3.58 (13'3" x 11'8")

KITCHEN

3.43 x 5.27 (11'3" x 17'3")

DINING ROOM

2.65 x 5.25 (8'8" x 17'2")

BEDROOM

3.55 x 3.62 (11'7" x 11'10")

BEDROOM

3.42 x 2.85 (11'2" x 9'4")

BEDROOM

2.06 x 1.96 (6'9" x 6'5")

BATHROOM

1.82 x 2.30 (5'11" x 7'6")







Approximate total area⁽¹⁾
969 ft²
90.2 m²

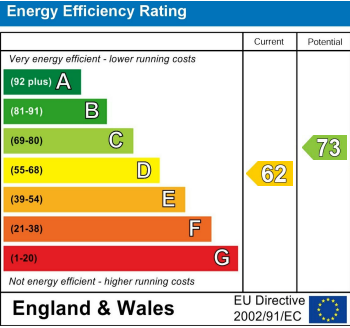
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Main Street - 18844979
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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