



colin ellis

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Farrier Way, Scarborough, YO13 9BU

Guide Price £225,000

This well-presented three-bedroom end-terrace home offers spacious and modern accommodation, ideal for a range of buyers. The ground floor comprises a entrance hall, a fitted kitchen, a convenient utility room, a downstairs WC, and a bright and spacious living room with ample space. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room. A modern family bathroom serves the remaining two bedrooms. Externally, the property enjoys an enclosed rear garden and off-street parking for two vehicles, providing both practicality and convenience. Located within a popular residential development, this attractive home combines modern living with excellent family-friendly accommodation.



ENTRANCE HALL

1.42 x 1.98 (4'7" x 6'5")

WC

1.61 x 1.03 (5'3" x 3'4")

LIVING ROOM

5.52 x 3.09 (18'1" x 10'1")

KITCHEN

5.51 x 2.65 (18'0" x 8'8")

UTILITY ROOM

2.26 x 1.97 (7'4" x 6'5")

BEDROOM

3.29 x 3.13 (10'9" x 10'3")

EN-SUITE

1.79 x 1.55 (5'10" x 5'1")

BEDROOM

2.70 x 3.07 (8'10" x 10'0")

BATHROOM

2.11 x 2.05 (6'11" x 6'8")

BEDROOM

2.72 x 2.70 (8'11" x 8'10")







Approximate total area⁽¹⁾
 886 ft²
 82.3 m²

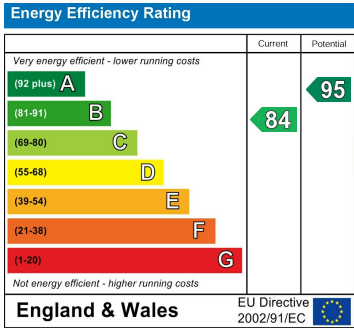
(1) Excluding balconies and terraces

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

GIRAFFE360

Farrier Way - 18822367
Council Tax Band - E
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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