



colin ellis

## Rydal Crescent, Scarborough, YO12 4JJ

A well-proportioned three-bedroom semi-detached property situated in the popular village of Crossgates, Scarborough, offering spacious accommodation ideal for families, first-time buyers, or investors alike. Conveniently offered with no onward chain, this home is perfectly positioned close to local amenities, schools, and transport links, providing easy access to Scarborough and the surrounding areas. The property benefits from generous living space throughout. Outside, there is a large enclosed garden along with off-street parking for added convenience.

Guide Price £210,000



## KITCHEN

2.44 x 3.79 (8'0" x 12'5")

## LIVING ROOM

3.18 x 5.20 (10'5" x 17'0")

## DINING ROOM

3.58 x 3.12 (11'8" x 10'2")

## STUDY

2.42 x 3.13 (7'11" x 10'3")

## WC

1.62 x 2.54 (5'3" x 8'3")

## BEDROOM

3.49 x 3.43 (11'5" x 11'3")

## BEDROOM

2.30 x 3.42 (7'6" x 11'2")

## BATHROOM

1.37 x 3.17 (4'5" x 10'4")

## BEDROOM

2.16 x 3.49 (7'1" x 11'5")







Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1035 ft<sup>2</sup>  
96.1 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

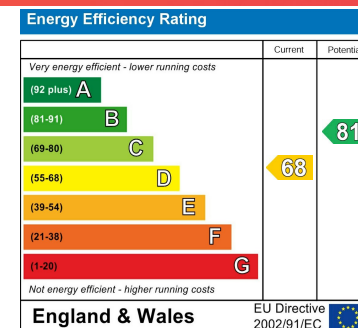
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Rydal Crescent - 18800032

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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