



colin ellis

The Close, Scarborough, YO12 6EG

This superbly presented three-bedroom semi-detached residence offers beautifully appointed accommodation throughout and occupies an enviable position within a sought-after residential setting making it an ideal purchase for growing families, professional couples or buyers seeking a turnkey home.

From the moment you arrive, the home immediately impresses with its attractive traditional-style façade, extensive block-paved driveway and detached garage, providing ample off-road parking for multiple vehicles. Internally, the property enjoys a bright and spacious layout with tasteful neutral décor.

Guide Price £340,000



PROPERTY DESCRIPTION

A welcoming entrance hallway sets the tone for the accommodation, providing access to the principal reception rooms and staircase to the first floor. The beautifully proportioned living room enjoys an attractive front facing bay window which floods the room with natural light, while the elegant feature fireplace creates a warm and inviting focal point. To the rear of the property is a generously sized dining room, with French doors opening directly onto the rear patio, seamlessly connecting the indoor and outdoor living spaces. The modern kitchen/breakfast room has been thoughtfully designed to maximise both functionality and style, featuring a comprehensive range of contemporary wall and base units, complementary work surfaces and ample space for appliances. A dedicated breakfast area provides additional dining space, while windows overlooking the garden and side access door ensure the room feels bright and airy throughout the day.

The first floor landing gives access to three well proportioned bedrooms and the family bathroom. The principal bedroom is a particularly impressive space, enhanced by a large bay window and fitted wardrobes which provide excellent storage. Bedroom two is another spacious double room overlooking the rear garden and benefits from an en suite shower room and fitted wardrobe. Bedroom three is ideal as a child's bedroom, nursery, dressing room or home office, providing flexibility to suit a variety of lifestyle requirements. Completing the first floor is the beautifully appointed family bathroom, fitted with a modern white suite, contemporary tiling and shower over bath arrangement. A separate WC adds further practicality for busy family living.

Externally, the property continues to impress. The substantial block-paved driveway provides extensive off-road parking and leads to the detached garage, ideal for additional storage. To the rear is a superb enclosed garden which has been thoughtfully landscaped to create a fantastic outdoor environment. A generous paved patio area provides the perfect setting for outdoor dining and summer entertaining, while the expansive lawn offers ample space for children and pets to enjoy.

LIVING ROOM

4.18 x 3.85 (13'8" x 12'7")

DINING ROOM

3.22 x 3.89 (10'6" x 12'9")

KITCHEN

2.66 x 4.91 (8'8" x 16'1")

BEDROOM

3.21 x 4.55 (10'6" x 14'11")

BEDROOM

2.62 x 3.89 (8'7" x 12'9")

EN SUITE

1.17 x 2.15 (3'10" x 7'0")

BEDROOM

2.39 x 2.82 (7'10" x 9'3")

BATHROOM

2.37 x 1.85 (7'9" x 6'0")

WC

1.47 x 0.87 (4'9" x 2'10")

AML CHARGE

AML Charge: Move with Us, as the appointed selling agent, is required to conduct ID/AML and source-of-funds checks for the properties we sell. To date, we have absorbed the associated administrative and third-party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.







Approximate total area⁽¹⁾
 1092 ft²
 101.6 m²

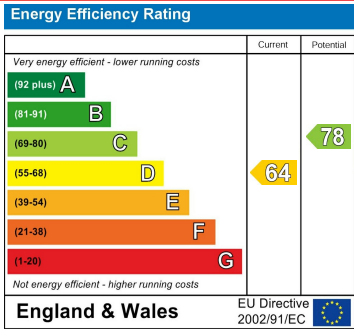
(1) Excluding balconies and terraces

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

GIRAFFE360

The Close - 18809338
Council Tax Band - D
Tenure - Freehold

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