





colin ellis

Ling Hill,

Scarborough, YO12 5HS

Guide Price £240,000

A three bedroom semi detached family home offering spacious and versatile accommodation, a modern fitted kitchen, lounge diner, sunroom, generous rear garden, driveway parking and garage.

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PROPERTY DESCRIPTION

The ground floor accommodation is accessed via an entrance hallway, which provides access to the lounge diner and ground floor WC. The dining area provides space for a family dining table, with sliding patio doors leading into the sunroom. The kitchen is fitted with a range of shaker style wall and base units, wood effect work surfaces and tiled splashbacks. The sunroom provides an additional reception space, featuring windows overlooking the rear garden and French doors providing access outside. This room offers flexibility for use as a second sitting area or additional family space.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The bedrooms offer flexibility for family accommodation, guest rooms or home office use. The family bathroom comprises a panelled bath, separate shower enclosure, wash hand basin and WC, complemented by tiled walls and contemporary fittings.

Externally, the property benefits from a driveway providing off street parking, with access to a garage. The rear garden is predominantly laid to lawn, with mature trees, established shrubs and fenced boundaries.

The property offers a combination of indoor and outdoor space, with accommodation suited to a range of buyers. Viewing is recommended to appreciate the accommodation and outside space on offer.

LOUNGE DINER
4.59 x 6.49 (15'0" x 21'3")

KITCHEN
4.34 x 2.24 (14'2" x 7'4")

SUNROOM
3.52 x 4.02 (11'6" x 13'2")

WC
0.86 x 1.50 (2'9" x 4'11")

BEDROOM
3.62 x 3.28 (11'10" x 10'9")

BEDROOM
3.27 x 2.97 (10'8" x 9'8")

BEDROOM
2.89 x 2.09 (9'5" x 6'10")

BATHROOM
2.59 x 2.25 (8'5" x 7'4")





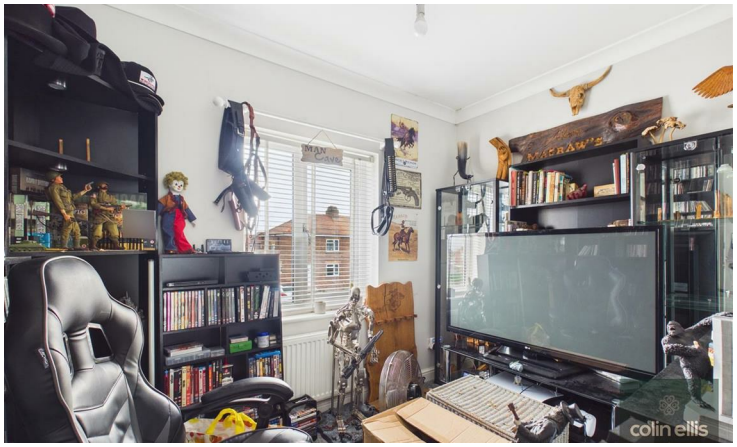


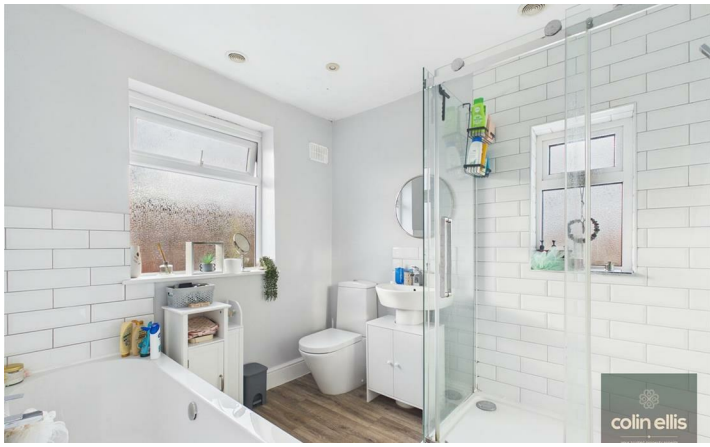

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Approximate total area(1)

1036 ft²

96.4 m²

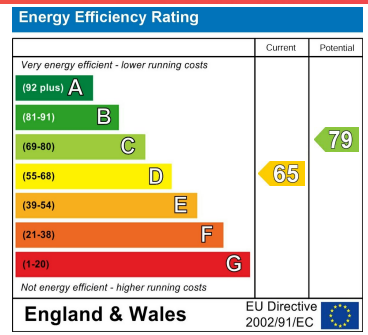
(1) Excluding balconies and terraces

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

GIRAFFE360

Ling Hill - 18866069
Council Tax Band - B
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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