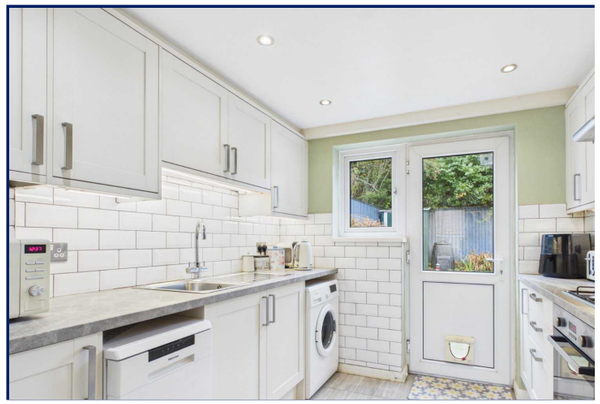
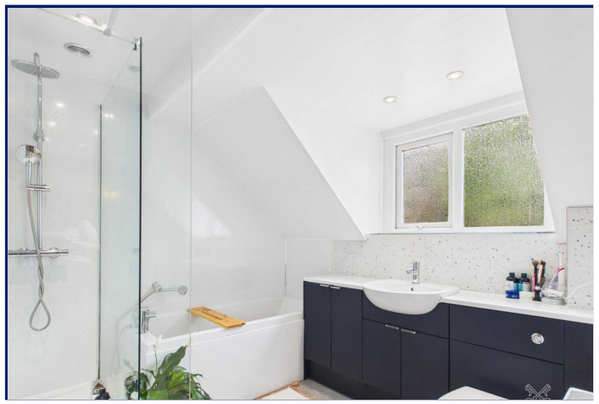
















Dalby Close, Scarborough, North Yorkshire, YO12

Asking Price: £160,000
Freehold

Reeds Rains

reedsrains.co.uk

Dalby Close, Scarborough, North Yorkshire, YO12

Asking Price: £160,000 Freehold

Council Tax Band:
EPC Rating: D

+++ A beautifully presented, two-bedroom end-terrace home, benefitting from a driveway, private enclosed rear garden, and well-appointed accommodation throughout. +++

Main Description
A well-presented two-bedroom end-terrace home situated in a popular residential location within Scarborough, offering comfortable living accommodation, a private garden, driveway and excellent access to local amenities.

This attractive property is ideal for first-time buyers, small families and investors. The accommodation briefly comprises an inviting entrance hallway leading to a bright and spacious living room, along with a fitted kitchen providing ample storage and workspace.

To the first floor are two well-proportioned bedrooms and a modern family bathroom fitted with a contemporary suite. The property benefits from gas central heating and double glazing throughout.

Externally, the home enjoys a private rear garden, providing an excellent space for relaxing or entertaining, together with the advantages of an end-terrace position offering additional privacy and outdoor space.

Conveniently located close to schools, shops, public transport links, and Scarborough's town centre, the property combines practicality with comfortable modern living.

Early viewing is highly recommended to fully appreciate the quality, space, and superb setting of this home. Viewings can be arranged through our office, and an online virtual tour is also available.

Property Information
Local Authority - North Yorkshire
Conservation Area - No
Coal Mining Area - No

Council Tax Band Band B
Council Tax Estimate £1,979

Year Built 1983-1990
Latest FENSA Work 15/09/2002

Flood Risk:
Rivers & Seas - Very low
Surface Water - Very low

Coverage
Mobile (based on calls indoors)

O2 - Good
EE - Average
Three - Good
Vodafone - Good

Broadband (estimated speeds)
Standard 5 mbps
Superfast 66 mbps
Ultrafast 10000 mbps

Satellite & Cable TV Availability

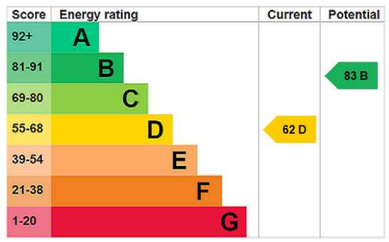
BT - Yes
Sky - Yes
Virgin Media - Yes

Agent Note
HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF).

This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on. We elected for this verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC.

The administrative charge for this process is £40 plus VAT for a sole purchaser, £65 plus VAT for two purchasers and £75 plus VAT three or more purchasers.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited by Rogers Stewart Associates Ltd (company number 06246530 registered in England at 10-12 Market Street, Guisborough TS14 6HF



For full EPC please contact the branch.

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

All Measurements
All Measurements are Approximate.

Laser Tape Clause



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk