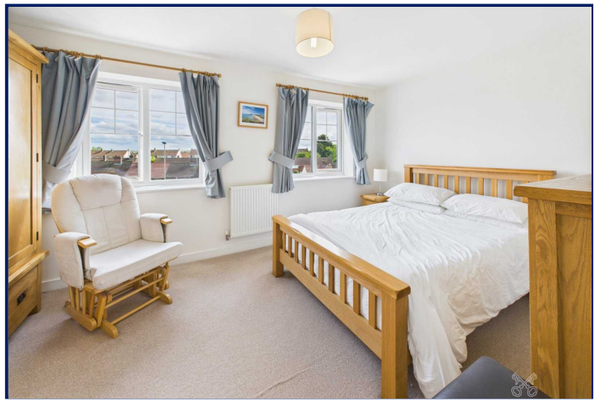
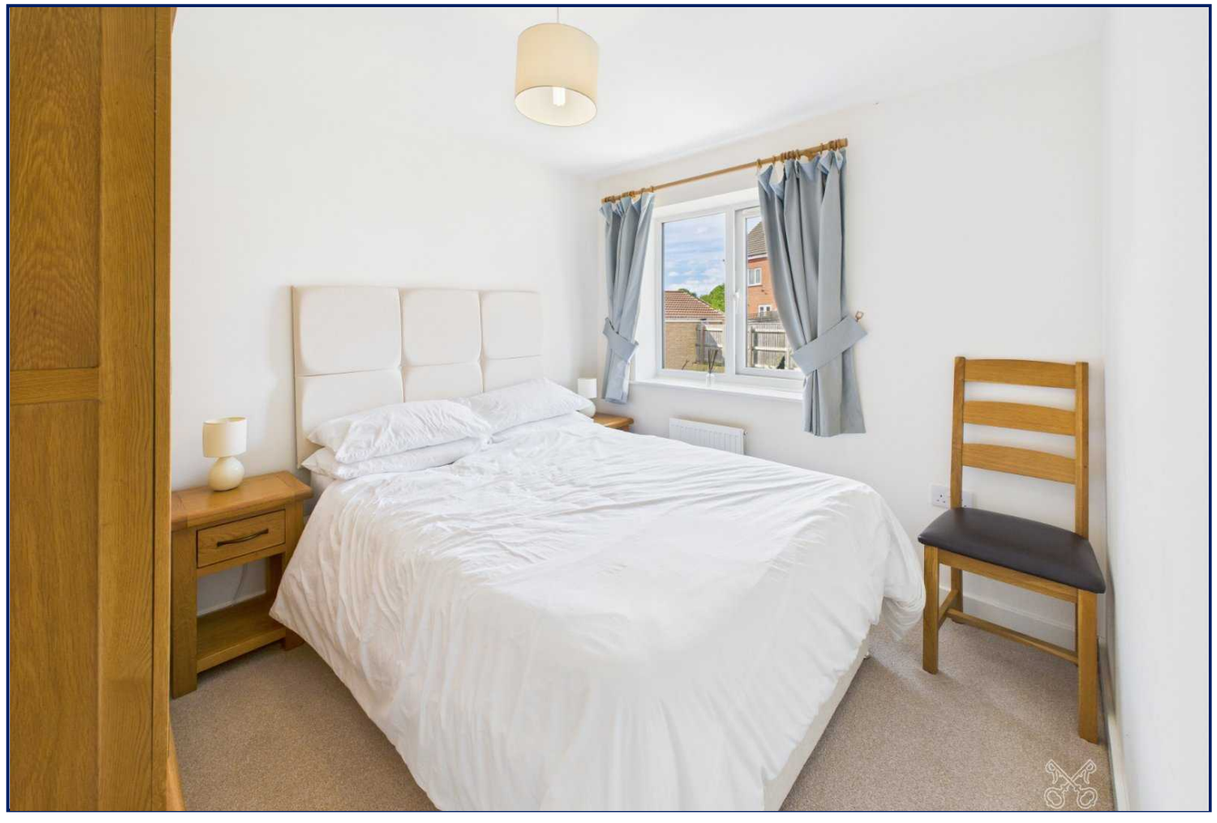
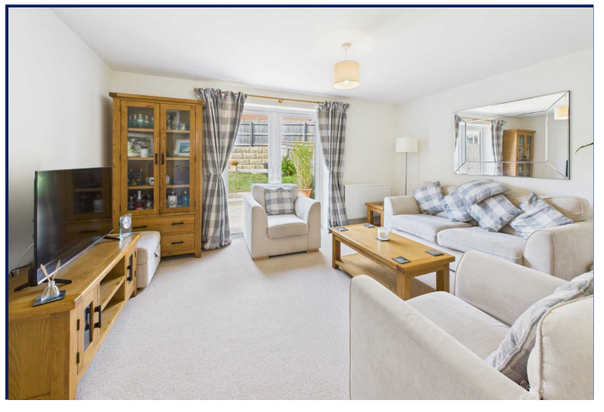




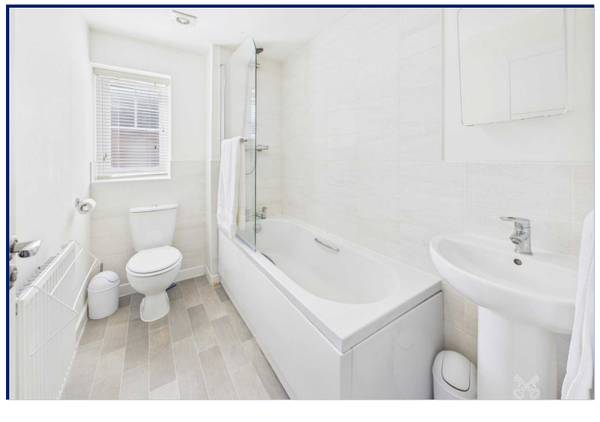












Barrow Lane, Scarborough, YO11

Offers in the region of:
£170,000 Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Barrow Lane, Scarborough, YO11
Offers in the region of: £170,000 Freehold

Council Tax Band: B
EPC Rating: B

+++ A beautifully presented, three-bedroom semi-detached home, benefitting from off street parking for two cars, private enclosed rear garden, and well-appointed accommodation throughout. +++

Main Description

A well-presented three-bedroom semi-detached home, constructed circa 2018, situated in a popular residential location in Scarborough, offering modern living accommodation, a private garden, driveway parking, and excellent access to local amenities.

This attractive property is ideally suited to first-time buyers, families, and investors alike. The accommodation briefly comprises a welcoming entrance hallway, a bright and spacious living room, and a modern fitted kitchen offering ample storage and worktop space.

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

Externally, the home boasts a private enclosed rear garden, providing an excellent space for relaxing, entertaining, or family enjoyment. To the front, there is off-street parking for two vehicles.

Conveniently located close to a range of local amenities, including schools, shops, and public transport links, this property combines practicality with comfortable modern living.

Early viewing is highly recommended to fully appreciate the quality, space, and location of this fantastic 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 2017

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

Coverage
Mobile (based on calls indoors)
O2 - Good
EE - Good
Three - Good
Vodafone - Average

Broadband (estimated speeds)
Standard 16 mbps
Superfast -
Ultrafast 10000 mbps

Satellite & Cable TV Availability
BT - Yes
Sky - Yes
Virgin Media - Yes

Tenure
Freehold House

Annual Maintenance Charge:
01/04/26 to 31/03/27 - £239.65

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.

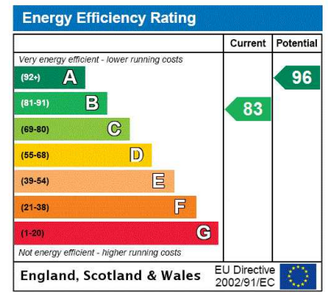
The administrative charge for this process is £40 plus VAT for a sole purchaser, £65 plus VAT for two purchasers and £75 plus VAT three or more purchasers.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
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.

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For full EPC please contact the branch.



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