



## 7 Claygate Way

Eastfield, Scarborough, YO11 3FH

Guide Price £290,000



Ellis Hay are delighted to bring to the market this impressive semi-detached residence on Claygate Way, on the modern Middle Deepdale development. The property occupies a desirable position within easy reach of local schools, shops, and transport links, providing an excellent setting for modern family life in a well-connected and welcoming community.

This beautifully presented home offers generous and versatile accommodation comprising four well-proportioned bedrooms, three of which have fitted wardrobes, two stylish bathrooms, and two elegant reception rooms. The property also benefits from underfloor heating to the ground floor, an enclosed rear garden ideal for outdoor relaxation, a 2 private parking bays, and a garage providing additional convenience and storage.

Ideal for families seeking a spacious and well-appointed home in a popular residential area, this property combines comfort, practicality, and style. Viewing is highly recommended to appreciate the quality of accommodation and lifestyle this detached home has to offer.

Please call our friendly sales team to arrange a viewing on 01723 350077.



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**Lounge 12'5" x 20'6" (3.81 x 6.27)**

**Kitchen/Diner 17'4" x 20'6" (5.29 x 6.27)**

**WC 4'0" x 5'8" (1.23 x 1.75)**

**Bedroom 1 10'4" x 12'5" (3.16 x 3.80)**

**Bedroom 2 10'0" x 9'6" (3.05 x 2.91)**

**Bedroom 3 10'0" x 9'6" (3.05 x 2.91)**

**Bedroom 4 7'10" x 7'2" (2.40 x 2.19)**

**Bathroom 5'6" x 6'7" (1.68 x 2.03)**

**Ensuite 4'10" x 8'1" (1.48 x 2.47)**

## Directions

What 3 Wo

## Area Map

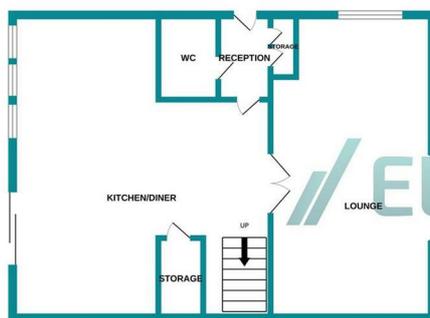


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus) A		82	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

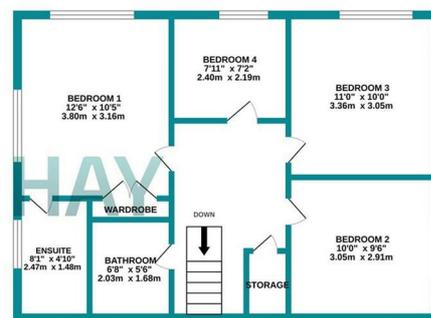
**Council Tax Band: C**

**Tenure: Freehold**

GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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