



**45 Curlew Drive**  
Crossgates, Scarborough, YO12 4TP

Guide Price £219,000



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## 45 Curlew Drive

We are delighted to bring to the market this three-bedroom terraced house, located in the residential area of Crossgates, Scarborough. The property is well placed for access to local amenities, schools, and transport links, with Scarborough town centre also within easy reach.

The accommodation is arranged over two floors and comprises a reception room, a kitchen diner with direct access to the rear garden, a ground-floor WC/cloakroom, and useful built in storage throughout. To the first floor there are three bedrooms, including a main bedroom with en suite, together with a family bathroom.

Externally, the property includes an enclosed rear garden and a garage. Additional features include gas central heating and double glazing.

This property may appeal to a range of purchasers, including families and first-time buyers.

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

### Front Entrance

### Hallway

### Lounge

16'1" x 10'7" (4.91 x 3.25)

### Kitchen/Diner

17'5" x 10'5" (5.33 x 3.19)

### Bedroom 1

11'4" x 10'7" (3.46 x 3.23)

### Ensuite

7'0" x 3'6" (2.15 x 1.08)

### Bedroom 2

13'6" x 10'7" (4.14 x 3.23)

### Bedroom 3

11'1" x 6'10" (3.38 x 2.10)

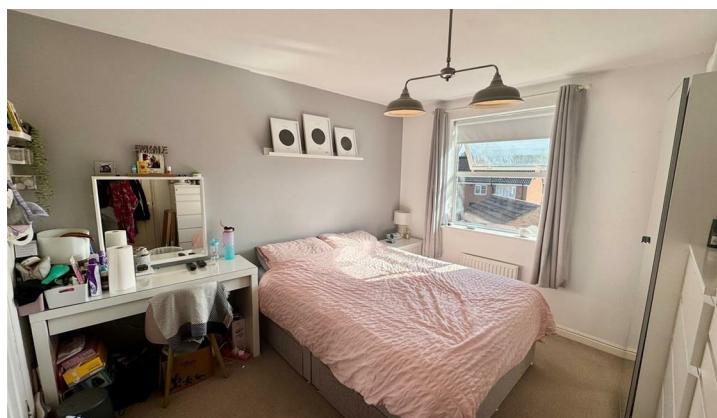
### Bathroom

8'2" x 6'10" (2.5 x 2.10)

### Directions

What 3 Words

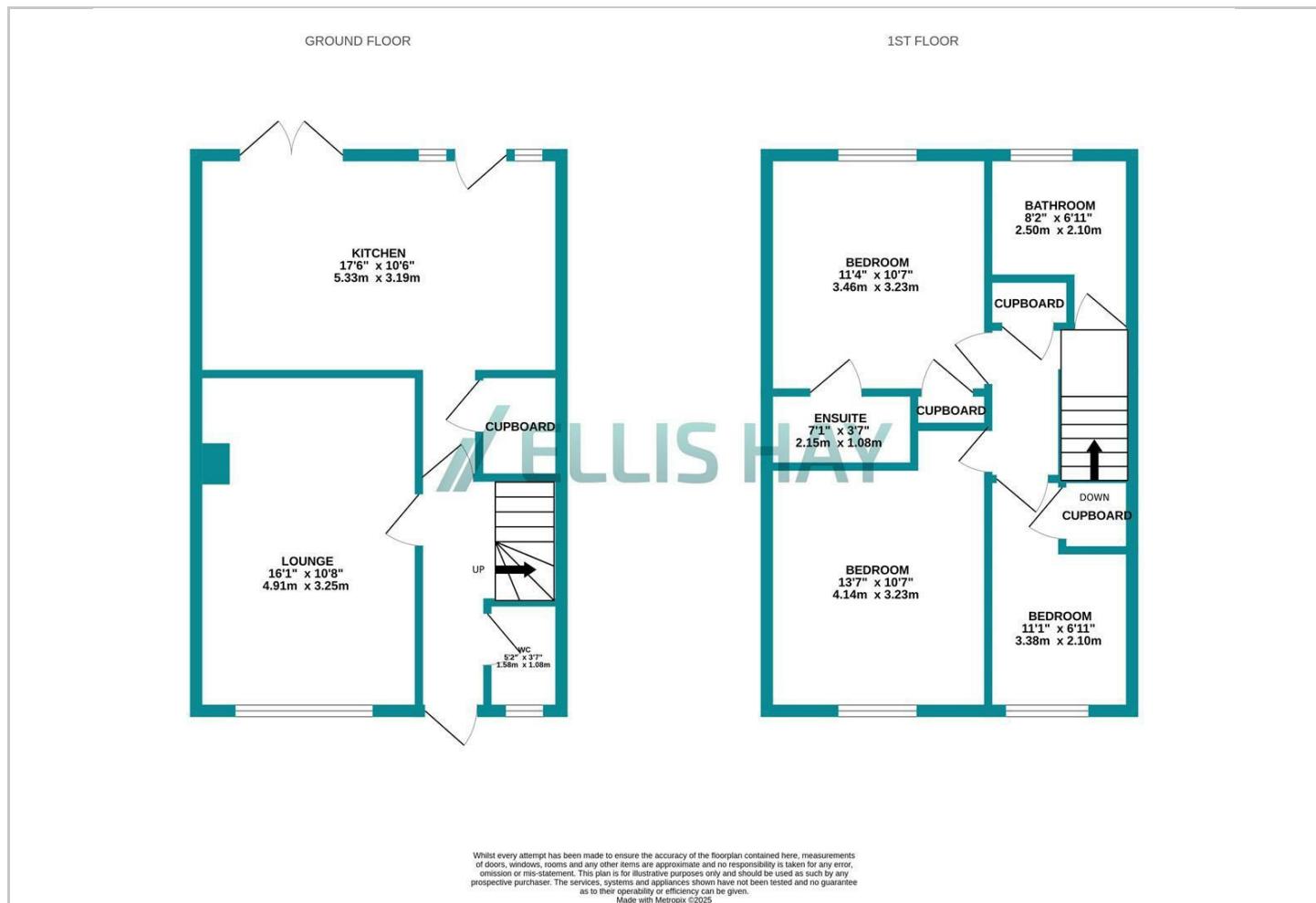
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## Hybrid Map



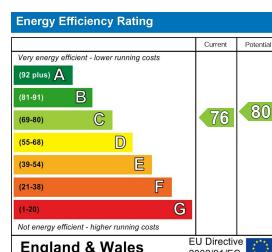
## Floor Plan



## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.