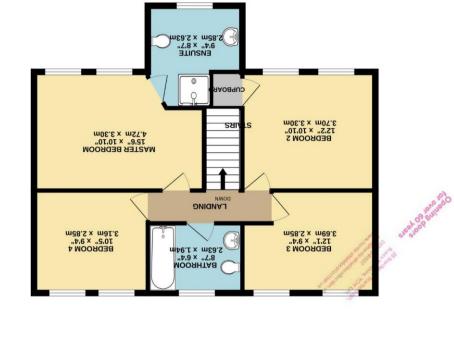


157 FLOOR 180 sq.ft. (63.1 sq.m.) approx. GROUND FLOOR 770 sq.ft. (71.5 sq.m.) approx.





TOTAL FLOOR PREA: 1449 sq.ft. (134.6 sq.m, 0, approx. Millst every attempt be named any other terms are approximate and no responsibility is taken for any error, of acors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, ornission or mis-statement. This plan is for illustrative purposes only and should be used as such by any ornission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system state proving the or any error, as to their operation or mis-statement. This diverse with Merceptx (S2024) prospective purchaser.



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3 Ivy Bank Court, Scalby, Scarborough, YO13 0SW

## Harris Shields Collection

### An executive four bedroom detached residence.

- ✓ Modern Detached Executive Home
- Four Bedrooms
- Two Bathrooms (master en-suite)
- ✓ Much Sought After Scalby Location
- Beautifully Presented
- ✓ Double Garage & Driveway
- ✓ Westerly Facing Rear Garden

Asking Price £475,000

### Description

Nestled in the highly coveted locale of Scalby, this stunning detached residence epitomizes modern comfort and elegant living. Boasting four bedrooms, two bathrooms, and two spacious reception rooms, this home offers ample space for relaxation As you step inside, you're greeted by an ambiance of sophistication, with tasteful decor and high-quality finishes throughout. The expansive living areas are flooded with natural light, creating a welcoming atmosphere for gatherings with family and friends The well-appointed kitchen serves as the heart of the home, featuring sleek countertops, integrated appliances, and ample storage space. Retreat to the tranquil bedrooms, each offering large windows that frame picturesque views of the surrounding landscape. The two bathrooms are thoughtfully designed with modern fixtures Outside, the property boasts a double garage and driveway, providing convenient parking for multiple vehicles. The meticulously landscaped grounds offer a private sanctuary. Conveniently located in sought-after Scalby.

Additional Information

Council tax band F





# Harris Shields Collection

Harris Shields Collection, 25 Northway, Scarborough North Yorkshire, YO11 1JH

### 01723 341557

mail@harris-shieldscollection.uk https://harris-shieldscollection.uk/













### Opening doors for over 60 years

Harris Shields Collection