



WILLOW GREEN

ESTATE AGENTS



**54 Ramsey Street
Scarborough, YO12 7LR**

Guide price £169,950

This well-presented three double bedroom mid-terrace home is ideally located on Ramsey Street, just off Manor Road, placing it close to Manor Road Park, local schools, shops, and public transport links. Offering generous room sizes throughout, it's an excellent choice for families looking for space and convenience in a popular residential area.

The home is accessed via a charming tiled porch, leading into a welcoming entrance hall. The bay-fronted lounge features a beautiful original-style fireplace housing a gas fire, and double doors open through to the separate dining room overlooking the rear courtyard, perfect for entertaining or family meals. The kitchen is modern and well-sized, fitted with a range of wall and base units, and leads into a useful utility room with additional storage and plumbing for laundry appliances.

Upstairs, the spacious bathroom is located on the half landing and features a contemporary four-piece suite, including a separate walk-in shower and a luxurious Jacuzzi bath. All three bedrooms are comfortable doubles, with Bedroom One to the front, Bedroom Two to the rear, and the third bedroom occupying the top floor, making it ideal as a guest room, office, or teenager's retreat.

The property benefits from double glazing and central heating throughout, powered by a combi boiler located in the kitchen. Outside, there's a walled and gated forecourt to the front, while the rear boasts a generous enclosed courtyard with rear gated access from the service road, providing a practical and private outdoor space. On-street permit parking is available on both Ramsey Street and the rear service road.

PORCH

Door to the front aspect, tiled flooring, door to the entrance hall.

ENTRANCE HALL

Radiator, power point, stairs to the first floor landing.

LOUNGE

13'5" x 11'5" (4.1m x 3.5m)



UPVC double glazed bay window to the front aspect, TV point, feature fireplace with gas fire, radiator and power points.

DINING ROOM

11'9" x 11'9" (3.6m x 3.6m)



UPVC double glazed window to the rear aspect, radiator and power points, understairs storage cupboard housing the gas meter and fuse box.

KITCHEN

15'8" x 8'2" (4.8m x 2.5m)



Two UPVC double glazed windows to the side aspect, range of cream high gloss wall and base units with roll top work surface, stainless steel sink and drainer, space for washing machine, space for cooker, cupboard housing the gas combi boiler, radiator and power points

UTILITY

9'10" x 7'10" (3.00m x 2.39m)



UPVC double glazed door to the side aspect giving access to the rear courtyard, range of wall and base units with roll top work surface, space for fridge freezer, radiator and power points.

HALF LANDING

Access to the bathroom and stairs to the first floor landing.

BATHROOM



UPVC double glazed window to the side and rear aspect, white four piece suite comprising of low flush WC, wash hand basin, fully tiled shower cubicle with electric shower, corner jacuzzi bath, extractor fan and radiator.

FIRST FLOOR LANDING

Access to bedroom One and to bedroom Two, stairs to bedroom Three.

BEDROOM ONE

13'5" x 11'1" (4.1m x 3.4m)



Two UPVC double glazed windows to the front aspect, storage cupboard, understairs storage cupboard, radiator and power points

BEDROOM TWO

12'1" x 9'6" (3.7m x 2.9m)



UPVC double glazed window to the rear aspect, TV point, radiator and power points.

BEDROOM THREE

11'1" x 11'1" (3.4m x 3.4m)



Velux to the rear aspect, radiator and power points.

REAR COURTYARD



Good sized low maintenance rear courtyard with rear gated access.

FRONT GARDEN

Walled and gated low maintenance forecourt with gravelled border.

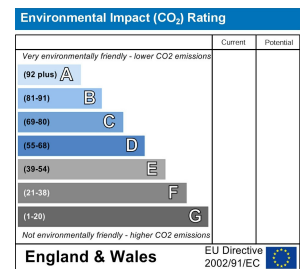
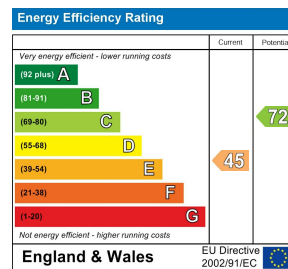
COUNCIL TAX BAND B

EPC BAND E



RAMSEY STREET

APPROX. GROSS INTERNAL FLOOR AREA 1193 SQ FT / 110 SQ M
FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



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