

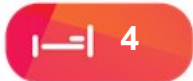


colin ellis

## Grange Avenue, Scarborough, YO12 4AA

Located only a short walk away from Falsgrave and its amenities this FOUR BEDROOM PERIOD mid terrace family home offers LARGE SPACIOUS ROOMS and is in immaculate condition throughout. The home has a SOUTH FACING rear yard with the possibility for off road parking as well as PERIOD FEATURES throughout and a MODERN KITCHEN. This home would suit a number of buyers including families and viewing is highly recommended.

Price Guide £240,000





## ENTRANCE

Front door into vestibule with coving, ceiling light, dado rail and door to hallway.

## HALLWAY

Stairs to first floor, radiator, two ceiling lights, cornicing, under stairs cupboard, door to living room, door to dining room and door to kitchen.

## LIVING ROOM

*4.58 x 4.10 (15'0" x 13'5")*

Fire place with open fire, picture rail, cornicing, ceiling rose, ceiling light, uPVC double glazed bay window, two radiators and door to hallway.

## DINING ROOM

*3.73 x 3.57 (12'2" x 11'8")*

Fire place with open fire, picture rail, cornicing, ceiling rose, ceiling light, uPVC double glazed window, radiator and door to hallway.

## KITCHEN

*3.62 x 3.28 (11'10" x 10'9")*

Fitted kitchen with range of cupboards and drawers, space for range cooker, Tristone worktop, stainless steel sink, uPVC double glazed window, ceiling light, two pantry cupboards and opening to utility room.

## UTILITY ROOM

*3.31 x 2.49 (10'10" x 8'2")*

Space for washing machine and dryer, wall mounted boiler, uPVC double glazed window, two sets of ceiling lights, door to rear, opening to kitchen and door to WC.

## WC

*1.99 x 1.40 (6'6" x 4'7")*

WC, hand basin, radiator, uPVC double glazed window, ceiling light and door to utility room.

## STAIRS TO FIRST FLOOR LANDING

Two sky lights, two ceiling lights, radiator and storage cupboards.





## BEDROOM ONE

3.75 x 3.51 (12'3" x 11'6")

Two uPVC double glazed windows, radiator, feature fireplace, storage cupboard, picture rail, cornicing, ceiling light and door to landing.

## BEDROOM TWO

3.74 x 3.57 (12'3" x 11'8")

Ceiling light, picture rail, feature fireplace, storage cupboard, uPVC double glazed window, radiator and door to en-suite.

## EN-SUITE

1.75 x 1.36 (5'8" x 4'5")

uPVC double glazed window, shower cubicle with mains operated shower, WC, hand basin with vanity unit, two sets of ceiling lights, heated towel rail/warmer and door to bedroom.

## BEDROOM THREE

3.44 x 2.94 (11'3" x 9'7")

Picture rail, uPVC double glazed window, radiator, ceiling light and door to landing.

## BEDROOM FOUR

2.81 x 1.79 (9'2" x 5'10")

Ceiling light, uPVC double glazed window, picture rail, radiator and door to landing.

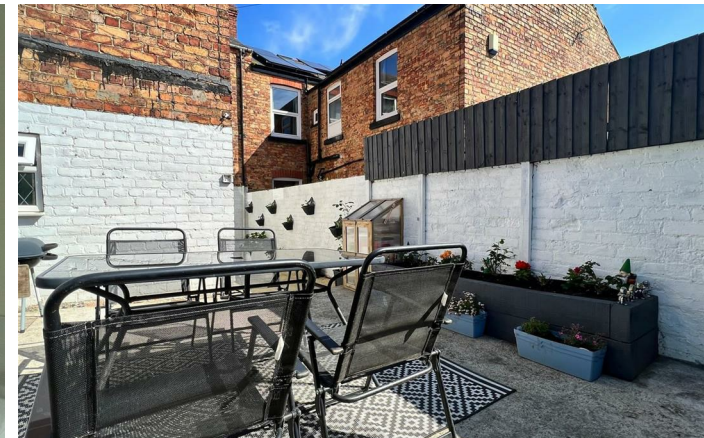
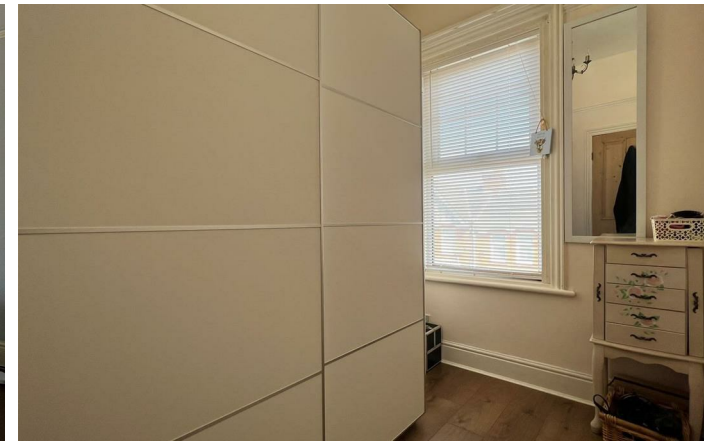
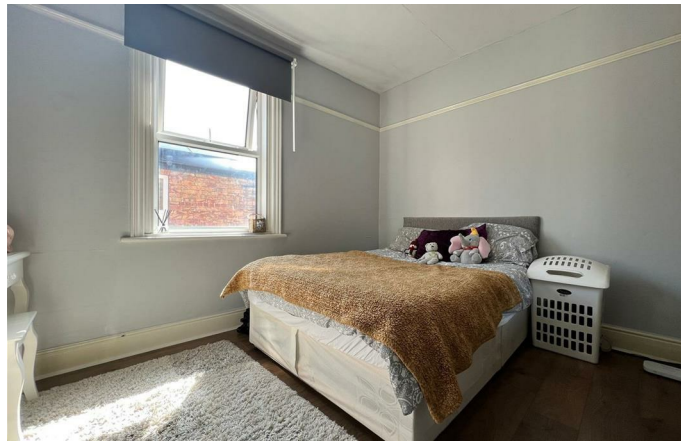
## BATHROOM

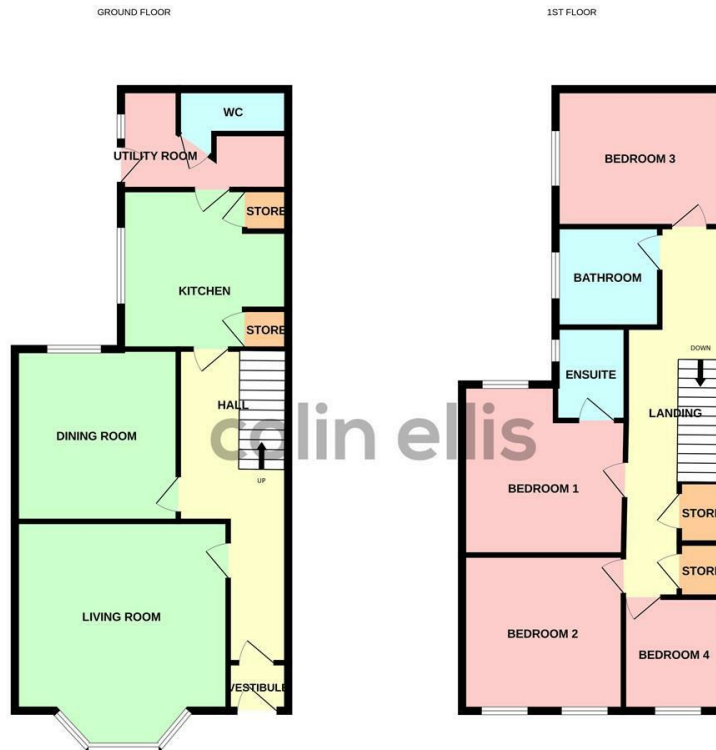
2.08 x 1.68 (6'9" x 5'6")

Bath with electric shower over, hand basin with vanity unit, WC, uPVC double glazed window, extractor fan, ceiling light, radiator and door to landing.

## OUTSIDE

To the front is a courtyard entrance with steps leading to the front door. To the rear is a South facing yard with storage sheds and gated access. Possible off street parking at the rear.





While 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 or omission in measurement. 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.  
Made with: HomeViz ©2009

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**Grange Avenue - 18133225**

**Council Tax Band - B**

**Tenure - Freehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



**Tel: 01723 363565**

**E-mail: info@colinellis.co.uk**

**RESIDENTIAL & COMMERCIAL SALES  
LETTINGS CHARTERED SURVEYOR**

**See all our properties online  
www.colinellis.co.uk**