



colin ellis

Spencer Way
Scarborough, YO12 4AX

Colin Ellis welcomes to the market a WELL PRESENTED property set in a CUL-DE-SAC. This DETACHED property offers FOUR bedrooms, TWO reception rooms, a downstairs WC and UTILITY ROOM, master bedroom with EN-SUITE, LARGER THAN AVERAGE DOUBLE GARAGE, well stocked PRIVATE GARDENS to FRONT, REAR and SIDE. This property also benefits from a TRIPLE ASPECT lounge, NEW BATHROOM, EN-SUITE and WC, offered in GOOD condition throughout and is also FREEHOLD. Viewing's are an ABSOLUTE MUST.

Offers Over £260,000





Briefly comprising of an entrance hall, triple aspect lounge, dining room, integrated kitchen, utility room and downstairs WC. The first floor offers a family three piece bathroom and four bedrooms the master benefiting from an en-suite. There is also the added benefit of a drive for two cars and a larger than average double garage which has been plaster boarded and has power and light. As you enter the town house garden, you are greeted with a lush and vibrant private and enclosed garden with stairs leading up to the property. There you will find a secret spot overlooking the property and down the side of this detached property. The rear garden which is also enclosed laps up the afternoon sun and is a nature lovers paradise. With the sounds of birds chirping, you will be able to appreciate the position of this lovely home. Overall, the town house wrap around gardens is a serene and peaceful escape from the bustling town, providing a perfect spot to relax and enjoy nature's beauty.

ENTRANCE

uPVC double glazed window, uPVC double glazed door, radiator, understairs storage and stairs to first floor.

LOUNGE

19'4" x 10'9" (5.9 x 3.3)

Three uPVC double glazed windows and two radiators.

DINING ROOM

9'10" x 8'10" (3.0 x 2.7)

uPVC double glazed window and radiator.

KITCHEN

12'1" x 9'2" (3.7 x 2.8)

Range of base, wall and drawer units, tiled splash back, integrated oven and hob, space for fridge freezer, integrated dishwasher, extractor hood, sink with drainer unit, two uPVC double glazed windows and radiator.

UTILITY

5'10" x 5'2" (1.8 x 1.6)

Base and wall units, space for washing machine and tumble dryer, sink with drainer unit, uPVC double glazed window, uPVC double glazed door and radiator.





WC

5'2" x 2'11" (1.6 x 0.9)

Hand basin, WC and ladder radiator.

FIRST FLOOR LANDING

Built in cupboard and loft access.

BEDROOM ONE

12'5" x 9'2" (3.8 x 2.8)

uPVC double glazed window and radiator.

EN-SUITE

6'2" x 4'7" (1.9 x 1.4)

Hand basin, WC, shower cubicle with power shower, uPVC double glazed window and ladder radiator.



BEDROOM TWO

10'9" x 9'6" (3.3 x 2.9)

uPVC double glazed window and radiator.

BEDROOM THREE

9'10" x 7'2" (3.0 x 2.2)

uPVC double glazed window and radiator.

BEDROOM FOUR

14'5" x 5'10" (4.4 x 1.8)

Two uPVC double glazed windows, radiator and built in cupboard.



BATHROOM

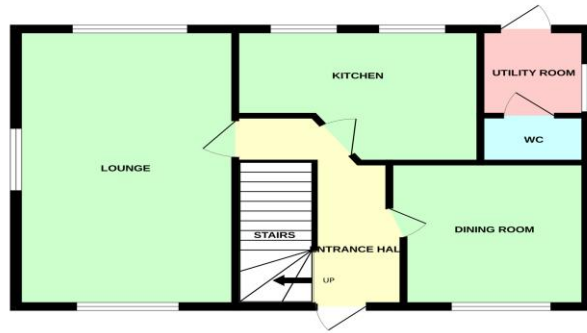
6'6" x 6'2" (2.0 x 1.9)

P shaped bath with power shower over and glass screen, WC, hand basin, uPVC double glazed window, ladder radiator and tiled walls.

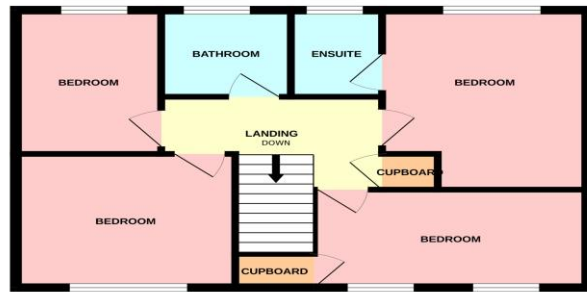
OUTSIDE

Larger than average double garage and well stocked private gardens to the front side and rear.

GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1098 sq.ft. (102.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Spencer Way

Council Tax Band: C

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.



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