

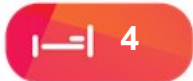


colin ellis

Quarry Lodge, Scarborough, YO12 4LY

Colin Ellis welcomes to the market a DETACHED PROPERTY which is brought to the market in GOOD CONDITION throughout. This FOUR bedroom property offers TWO reception rooms, a KITCHEN/DINER with a UTILITY ROOM, FAMILY BATHROOM and a downstairs WC, an EN-SUITE to MASTER BEDROOM, BALCONY, drive, gardens and a GARAGE. This home would be great as a main residence for one family or MULTI GENERATIONAL living. NO ONWARD CHAIN.

Guide Price £330,000



Being located in a popular location in Crossgates the property offers excellent access to public transport links both Seamer train station, bus stop, (including a bus stop for children attending Lady Lumleys in Pickering). The local area is well serviced with a range of shops and facilities and within catchment area for popular schools.

Briefly comprising of an entrance hall, dual aspect lounge, dining room, kitchen/diner leading to utility room, downstairs bathroom and a master bedroom with en-suite bathroom. The first floor offers three double bedrooms, one offering a walk in wardrobe, store room and access to the balcony, there is also a three piece bathroom suite. Outside to the front is a gated enclosed garden with drive and access to the garage. The side and rear offer low maintenance space and stairs leading to the balcony.

Offered to the market 'In our opinion' in good condition throughout. Internal viewing is highly recommended.

ENTRANCE HALL & PORCH

uPVC double glazed window, uPVC double glazed door, radiator and under stairs storage.

LOUNGE

6.7 x 5.8 (21'11" x 19'0")

Three uPVC double glazed windows and radiator.

DINING ROOM

5.8 x 3.0 (19'0" x 9'10")

Coving and uPVC double glazed window.

KITCHEN

6.4 x 3.0 (20'11" x 9'10")

Range of base, wall and drawer units, tiled splash back, integrated oven and hob, space for fridge freezer, space for dishwasher, sink with drainer unit and mixer tap, uPVC double glazed window, uPVC double glazed door and radiator.

BEDROOM ONE

5.0 x 3.3 (16'4" x 10'9")

uPVC double glazed window and two radiators.



EN-SUITE

3.4 x 1.7 (11'1" x 5'6")

Bath with shower over, hand basin, WC, uPVC double glazed window and radiator.

UTILITY

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

Space for two washing machines and space for tumble dryer.

WC

1.9 x 1.8 (6'2" x 5'10")

WC, hand basin and uPVC double glazed window.

BEDROOM TWO

5.7 x 4.6 (18'8" x 15'1")

uPVC double glazed window, uPVC double glazed door, radiator, ladder radiator, walk in wardrobe and store room and balcony to the side.

BEDROOM THREE

6.0 x 3.4 (19'8" x 11'1")

Two uPVC double glazed windows and radiator.

BEDROOM FOUR

4.5 x 4.0 (14'9" x 13'1")

Two uPVC double glazed windows and radiator.

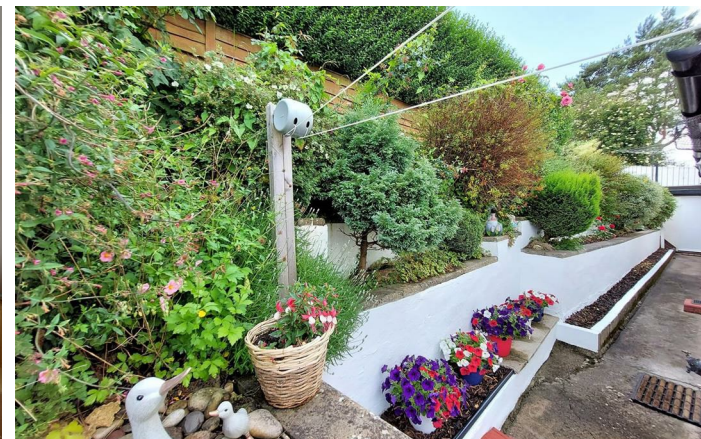
BATHROOM

3.0 x 2.0 (9'10" x 6'6")

P shaped bath with shower over, hand basin, uPVC double glazed window and radiator.

OUTSIDE

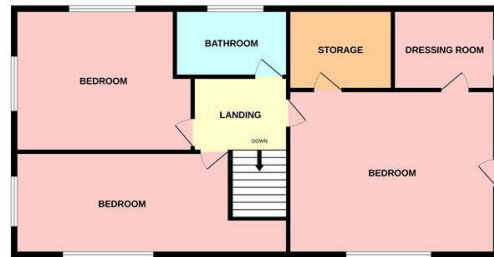
To the front is lawn and to the side is a driveway leading to a garage.



GROUND FLOOR



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1ST FLOOR



Whilst every effort 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, omission or misstatement. 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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Quarry Lodge - 18277378

Council Tax Band - D

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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