



## Ryndle Walk, Scarborough, YO12 6JT

Colin Ellis are pleased to bring to the market a SUPERIOR DETACHED family home located in the SOUGHT AFTER Northside. This FIVE bedroom property benefits from TWO reception rooms, KITCHEN/DINER with PANTRY, downstairs WC, EN-SUITE to master bedroom, TWO DRESSING ROOMS, BALCONY, drive GARAGE and GARDENS. MODERN and WELL PRESENTED throughout this stunning property is WELL WORTH VIEWING.

Offers Over £500,000



Briefly comprising of entrance vestibule leading to a hall with staircase, a downstairs cloakroom and WC, dual aspect sitting room, a second reception/dining room and a kitchen/diner room with pantry room. To the first floor there are three bedrooms, the master benefitting from an en-suite bathroom, a dressing room and an additional four-piece family bathroom. To the second floor there are two further bedrooms, a dressing room and access to a balcony with views over Peasholm Park. To the front there is a driveway leading down the side of the house to the detached garage with overhead storage, light and power.

Located on the North Side of Scarborough, the property offers excellent access to a wide range of amenities and attractions: the nearby Newlands parade of shops including bakery, Post Office and Co-op; local Tesco Express and petrol station; the North Cliff golf course; Sea Life Centre and the popular open air theatre. There are a wide range of pubs and restaurants nearby. The property is a short walk from Scarborough North Bay beach, Peasholm Park and the miniature railway.

#### **PORCH**

2.4 x 2.2 (7'10" x 7'2")

Tiled floor, uPVC double glazed windows and power points.

#### **HALLWAY**

uPVC double glazed feature windows, double radiator, power points and stairs to the first floor.

#### **SITTING ROOM**

3.6 x 4.6 (11'9" x 15'1")

uPVC double glazed windows, coving, double radiator and power points.

#### **KITCHEN**

6.0 x 4.0 (19'8" x 13'1")

Base, wall and drawer units, wood work top, space for fridge, freezer, hob and range oven, integrated dishwasher, extractor hood, sink/drain unit, mixer tap, power points, uPVC double glazed windows, uPVC double glazed doors, double radiator, laminate floor and LED down lights.

#### **PANTRY**

1.8 x 1.7 (5'10" x 5'6")

Space for washing machine and tumble dryer.

#### **DINING ROOM**

6.7 x 2.9 (21'11" x 9'6")

Coving, uPVC double glazed windows, double radiators and power points.

#### **LIVING ROOM**

3.6 x 6.2 (11'9" x 20'4")

Feature gas fireplace, uPVC double glazed windows, single radiator, double radiator and power points.



## SEPARATE WC

1.6 x 1.7 (5'2" x 5'6")

Tiled floor, double radiator, basin with pedestal and low flush WC.

## LANDING

Understairs storage, uPVC double glazed windows, double radiator and power points.

## BATHROOM

3.1 x 2.0 (10'2" x 6'6")

Freestanding bath, basin with pedestal, low flush WC, power shower cubicle, uPVC double glazed window and double radiator.

## BEDROOM ONE

6.1 x 4.0 (20'0" x 13'1")

Double radiator, uPVC double glazed window and power points.

## EN-SUITE

2.0 x 2.7 (6'6" x 8'10")

Tiled floor, double ladder radiator, uPVC double glazed window, basin with vanity, shower cubicle and low flush WC.

## BEDROOM TWO

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

Coving, windows, double radiator and power points.

## DRESSING ROOM ONE

2.5 x 3.6 (8'2" x 11'9")

uPVC double glazed window, single radiator and power points.

## BEDROOM THREE

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

Coving, uPVC double glazed windows, double radiator and power points.

## LANDING

uPVC double glazed window and door, built in cupboard, single radiator and power points.

## BEDROOM FOUR

2.8 x 4.5 (9'2" x 14'9")

uPVC windows with sea views, double radiator and power points.

## DRESSING ROOM TWO

2.3 x 2.7 (7'6" x 8'10")

uPVC double glazed window with sea views, single radiator and power points.

## BEDROOM FIVE

5.2 x 2.9 (17'0" x 9'6")

uPVC double glazed windows, double radiator and power points

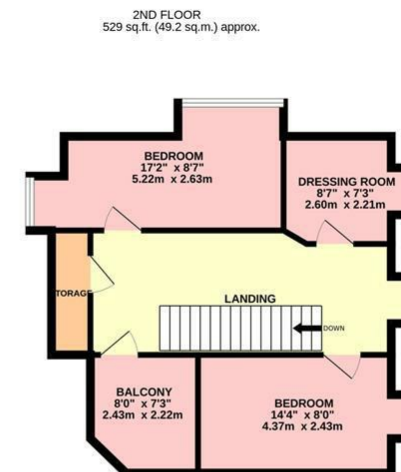
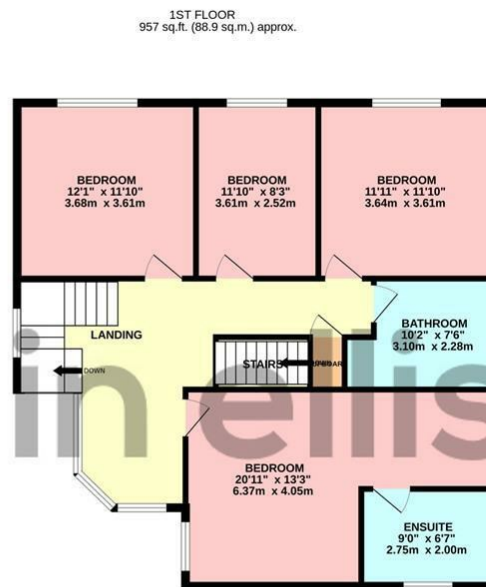
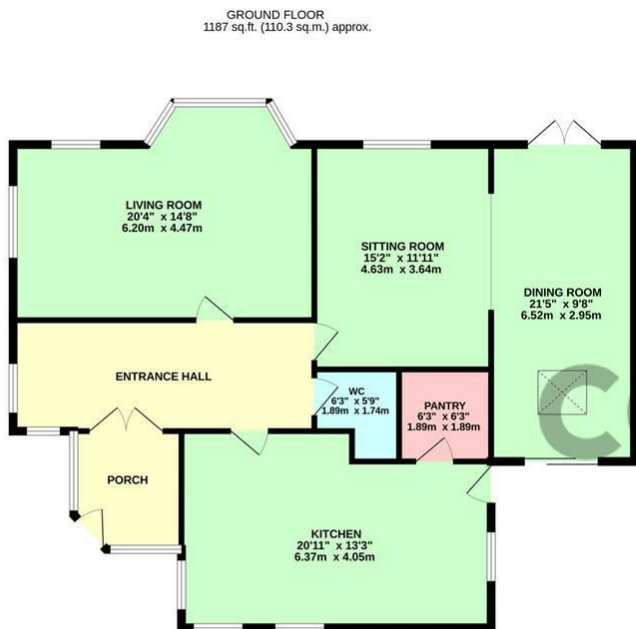
## BALCONY

Views over Peasholm Park and castle views.

## OUTSIDE

Front gated garden, driveway, patio, lawn and flowers.





TOTAL FLOOR AREA : 2674 sq.ft. (248.4 sq.m.) approx.

Whilst 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, 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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Ryndle Walk - 18008366

Council Tax Band - F

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	73
(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	



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