



**West Street,  
Scarborough, YO11 2QP**

Colin Ellis welcomes to the market a SUBSTANTIAL property set within Scarborough's SOUTH CLIFF. This STUNNING property is brought to the market IN VERY GOOD ORDER throughout and benefits from SIX bedrooms, THREE bathrooms, a downstairs W/C, ROOF TERRACE, utility room, GARAGE and whilst being MODERNISED has retained MANY ORIGINAL FEATURES. Currently used as a HOLIDAY HOME this STUNNING property would be ideal as an INVESTMENT or main RESIDENCE.

**Guide Price £425,000**

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## FULL

Briefly comprising of an entrance porch and hall with stairs to the first floor, a bay fronted lounge with a feature fireplace, dining room, a spacious kitchen/diner and a utility room with a WC.

To the first floor offers a landing with built-in storage, a master bedroom with an en-suite and a large bay fronted window, two double bedrooms (one of which could be as a sun room/reception room as it benefits from double doors to a decked roof terrace), a bathroom and a separate WC.

The second floor offers built-in storage, a double bedroom with fitted wardrobes and an en-suite and two further double bedrooms.

To the rear of the property benefits from a garage which can be accessed via the rear lane (Belvedere Place) or internally via a door in the utility room. The property also benefits from a low-maintenance block paved yard with gated access.

The property is conveniently located minutes from a wealth of local amenities including, bars, restaurants and a short walk to the South Bay beach, town centre and the train station. The nearby Spa footbridge leads to Scarborough's South Cliff/Esplanade, and the celebrated, recently-renovated Italian Gardens.

## ENTRANCE HALL

Porch leading to hallway, stairs to first floor, power points, single radiator, tiled floor, and coving.

## LOUNGE

4.5 x 5.5 (14'9" x 18'0")

Coving, TV point, power points, uPVC double glazed bay window, double radiator and gas fire with feature surround.

## DINING ROOM

3.9 x 5 (12'9" x 16'4")

Coving, power points, uPVC double glazed window, double radiator and gas fire with feature surround.

## KITCHEN

3.0 x 6.3 (9'10" x 20'8")

Base, wall and drawer units, tiled splash back, integrated oven, hob, grill, fridge, and dishwasher, sink/drain unit with mixer tap, power points, uPVC double glazed windows, underfloor heating and under stairs cupboard.

## UTILITY

Tiled splash back, space for tumble dryer, uPVC double glazed door, space for freezer, underfloor heating and door leading to garage.

## LANDING

Coving, power points, uPVC double glazed window, single radiator and airing cupboard.

## BEDROOM ONE

5.8 x 5.5 (19'0" x 18'0")

Coving, power points, double glazed windows, double radiator and fitted wardrobe.

## BEDROOM TWO

3.9 x 4.2 (12'9" x 13'9")

Coving, power points, double glazed window, and single radiator.



### **BEDROOM THREE**

5.8 x 4.9 (19'0" x 16'0")

Power points, uPVC double glazed windows, double radiator, fitted wardrobe,

### **SECOND EN-SUITE**

1.7 x 1.9 (5'6" x 6'2")

Wash hand basin with vanity, low flush WC, shower cubicle, ladder radiator, tiled floor and shaver point.

### **SECOND FLOOR LANDING**

Powerpoints, single radiator and built in cupboard,

### **EN-SUITE**

2.1 x 2.0 (6'10" x 6'6")

Shower cubicle, low level flush WC, sink with pedestal, ladder radiator and tiled floor.

### **BEDROOM FOUR**

3.9 x 4.2 (12'9" x 13'9")

Double glazed window, power points, single radiator, and airing cupboard,

### **BEDROOM FIVE**

3.0 x 3.2 (9'10" x 10'5")

Double glazed window, power points, single radiator and built in cupboard.

### **BEDROOM SIX/SUN ROOM**

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

uPVC double glazed window, uPVC double glazed double doors, power points and double radiator.

### **SUN TERRACE**

3.0 x 7.2 (9'10" x 23'7")

Powerpoints, water supply and space for shed.

### **BATHROOM**

0.2 x 1.9 (0'7" x 6'2")

Panel bath with shower over, wash hand basin with vanity unit,, uPVC double glazed window, ladder radiator and tiled floor.

### **SEPARATE WC**

1.3 x 0.9 (4'3" x 2'11")

Wall hung basin, low flush WC, uPVC double glazed windows, and tiled floor.

### **GARAGE**

3.9 x 5.2 (12'9" x 17'0")

Integrated garage with window, up and over door, and electric power.

### **OUTSIDE**

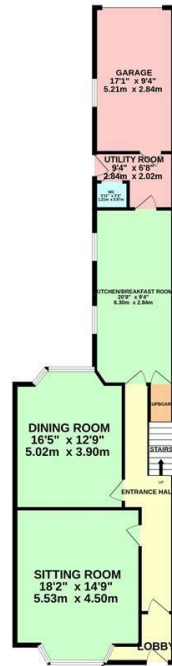
Forecourt front with gate. To the rear is a gated enclosed yard.

### **FIXTURES AND FITTINGS**

All furniture can be negotiated



GROUND FLOOR  
1053 sq ft, (96.9 sq m.) approx.



1ST FLOOR  
804 sq ft, (74.7 sq m.) approx.



2ND FLOOR  
658 sq ft, (61.1 sq m.) approx.



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TOTAL FLOOR AREA: 2505 sq ft, (232.7 sq m.) approx.

Whilst every effort has been made to ensure the accuracy of the foregoing particulars, 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.  
Made with Metron 2/2021

**West Street - 18526637**  
**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) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</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	



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