



colin ellis

**Pinewood Drive,  
Scarborough, YO12 5JP**

Colin Ellis welcome to the market WELL PROPORTIONED property set CLOSE TO TOWN. Offering a sizeable 1646 SQ FT, this SEMI DETACHED house which offers SPACIOUS living throughout, benefits from a LOUNGE/DINER with MULTI-FUEL burner, CONSERVATORY, DINING ROOM, downstairs w/c, LARGE master bedroom with EN-SUITE, ENCLOSED REAR garden, DRIVE and a GARAGE.

Asking Price £365,000

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Briefly comprising double doors leading to an extended entrance hall, downstairs w/c, lounge/diner with multi burner, dining room, kitchen and a conservatory. The first floor offers four well proportioned bedrooms, the master bedroom benefiting from an en suite and a family bathroom. Outside the rear enclosed garden benefits from a large patio laid with Indian stone paving, a rockery and stairs leading down to a gated garden. The front offers a drive with ample parking and access to the garage.

Being located close to town means the property offers excellent access to a wide range of amenities and attractions including access for, North Cliff golf course, 'Alpamare' water park, Open Air Theater, Manor Road park, a choice of pubs/restaurants not to mention Scarborough North bay and the beach. The property also benefits from local schools, colleges, hospital and offers easy transport both in and out of the town itself.

### **ENTRANCE HALL**

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

### **LOUNGE/DINNER**

*8.7 x 3.6 (28'6" x 11'9")*

Coving, uPVC double glazed window, multi fuel burner, double radiator and power points.

### **DINING ROOM**

*3.8 x 2.6 (12'5" x 8'6")*

Double radiator, uPVC double glazed window and power points.

### **KITCHEN**

*3.8 x 3.1 (12'5" x 10'2")*

Base, wall and drawer units, wood work top, space for freestanding fridge and freezer, oven, hob, washing machine and tumble dryer, extractor hood, sink/drain unit, mixer tap, coving, uPVC double glazed window and door and LED down lights.



## CONSERVATORY

5.1 x 2.7 (16'8" x 8'10")

Power points, uPVC double glazed window and double doors.

## LANDING

Coving, built in cupboard, loft access and power points.

## BEDROOM ONE

4.4 x 3.5 (14'5" x 11'5")

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

## BATHROOM

2.4 x 2.5 (7'10" x 8'2")

Panel bath, basin with pedestal, low flush wc, shower over bath, uPVC double glazed window and towel rail.

## SEPARATE WC

Wall hung basin, low flush wc and extractor fan.

## EN-SUITE

2.9 x 1.8 (9'6" x 5'10")

Basin with pedestal, low flush wc, shower cubicle, uPVC double glazed window, coving and radiator.

## BEDROOM TWO

3.8 x 3.1 (12'5" x 10'2")

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

## BEDROOM THREE

4.5 x 3.1 (14'9" x 10'2")

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

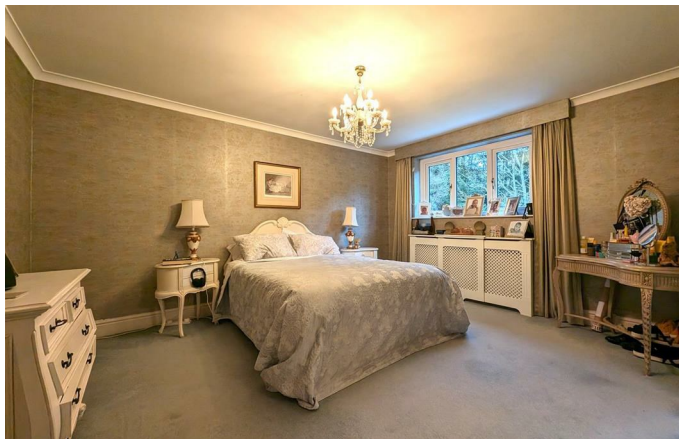
## BEDROOM FOUR

3.5 x 3.9 (11'5" x 12'9")

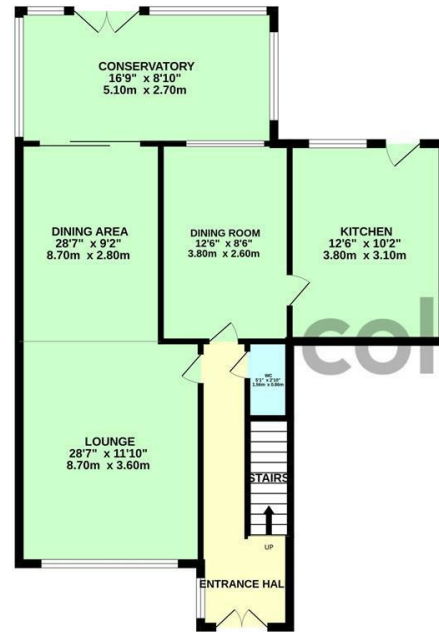
Built in cupboard, double radiator, uPVC double glazed window and power points.

## OUTSIDE

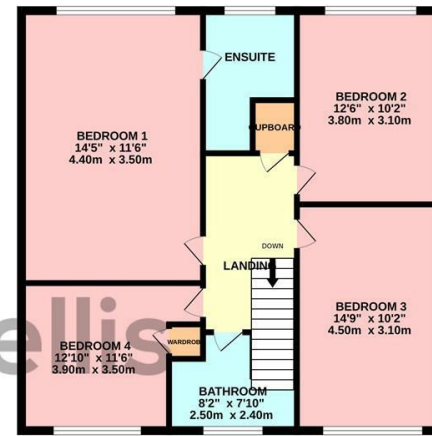
Rear enclosed garden with patio laid with Indian stone paving and steps leading down to a rockery and a garden. Drive to the front with ample parking leading to the garage.



GROUND FLOOR



1ST FLOOR



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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**Pinewood Drive - 18574934**

**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>		
(69-80) <b>C</b>	73	82
(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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