



colin ellis

## Mustang Road, Scarborough, YO12 4NL

Colin Ellis welcome to the market an IMMACULATE property set within the DESIRABLE village of SEAMER. This THREE bedroom DETACHED property which has 7 YEARS REMAINING with the NHBC, has undergone a SCHEME OF WORKS including a RENOVATED KITCHEN and a LANDSCAPED GARDEN. This beautiful home benefits from a MODERN KITCHEN/DINER with a CENTRAL ISLAND, DOWNSTAIRS W/C, ENSUITE, STUNNING enclosed garden with a RHYL WATER FEATURE, DRIVE and GARAGE. Viewings are A MUST. NO ONWARD CHAIN.

Asking Price £299,950



## DESCRIPTION

Briefly comprising of an entrance hall, downstairs w/c, lounge with ornate coving, kitchen/diner with a central island and double doors leading out to the rear enclosed garden.

The first floor offers a master bedroom with en-suite, two further bedrooms and a three piece family bathroom.

The rear enclosed garden benefits from a patio with pagoda, lighting, a composite decked area with a rhyll water feature and a summer house. There is also outside heating and power points.

The front offers a drive and a garage.

This home is located in the village of Seamer to the south of Scarborough. The village has great transport connections to the A64, local bus routes and bus routes to York and Leeds. Seamer railway station is also close by. The village is well serviced with local shops, pubs and restaurants.

## ENTRANCE HALL

Built in cupboard, LVT flooring, composite front door, double radiator and uPVC double glazed window.

## LOUNGE

*3.1 x 4.3 (10'2" x 14'1")*

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

## KITCHEN/DINER

*5.2 x 3.5 (17'0" x 11'5")*

Base unit, tiled splash back, electric oven and gas hob, space for fridge, freezer, dishwasher and washing machine, extractor hood, sink/drainer unit, feature sink, mixer tap uPVC double glazed window, power points, double radiator, LVT herringbone wood flooring, led down lights, lusso stone tap and marble work top.



## LANDING

Airing cupboard, loft access, double radiator, uPVC double glazed window and power points

## BEDROOM ONE

3.1 x 3.4 (10'2" x 11'1")

Power points, uPVC double glazed window, built in wardrobe with internal lights and ethernet cable.

## BEDROOM TWO

2.8 x 3.0 (9'2" x 9'10")

Double radiator, uPVC double glazed window and power points.

## BEDROOM THREE

2.4 x 2.0 (7'10" x 6'6")

Tv point, uPVC double glazed window, double radiator and power points.

## BATHROOM

2.1 x 1.9 (6'10" x 6'2")

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

## SEPARATE WC

1.7 x 0.8 (5'6" x 2'7")

Basin with pedestal, low flush wc, double radiator and extractor.

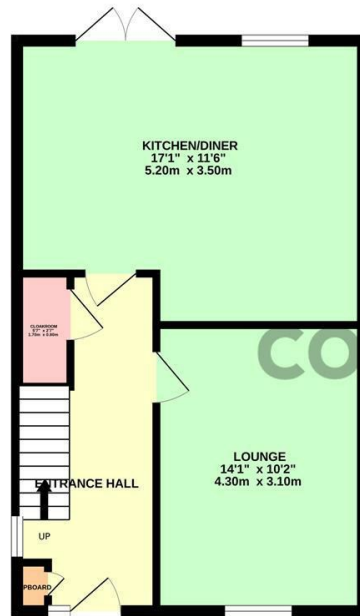
## EN-SUITE

2.8 x 1.4 (9'2" x 4'7")

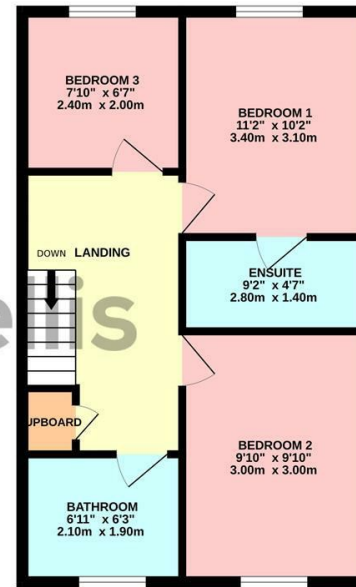
Basin with pedestal, low flush wc, power shower cubicle, double radiator, extractor and shaver point.



GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 961 sq.ft. (89.2 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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**Mustang Road - 18574792**  
**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>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</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	



Tel: 01723 363565  
E-mail: info@colinellis.co.uk

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