



colin ellis

**Devonshire Drive,  
Scarborough, YO12 7NH**

Colin Ellis welcomes to the market a FOUR/FIVE BEDROOM apartment located CLOSE TO PEASHOLM PARK. This FREEHOLD MAISONETTE is brought to the market in good condition throughout and benefits from a BAY FRONTED lounge/diner, four bedrooms and an additional bedroom currently set up as a BAR, family bathroom and separate w/c, CASTLE VIEWS, ACCESS OVER DRIVE TO SINGLE GARAGE.

Asking Price £180,000



Briefly comprising of an entrance hall with stairs leading to the first floor. The first floor offers a bay fronted lounge/diner, kitchen, three piece bathroom suite, separate w/c, airing cupboard and a bedroom currently set up as a bar. The second floor offers four further bedrooms, the front two benefiting from a sea glimpse and Castle views.

This lovely home is situated close to a wealth of local amenities and attractions such as Peasholm Park, the North Bay, local shops, Sea Life Centre, the Open Air Theatre and the miniature railway. Internal viewing is highly recommended!

### **HALL**

Power points and uPVC double glazed window and door.

### **LANDING**

Airing cupboard, single radiator and power points.

### **LOUNGE**

*4.7 x 3.6 (15'5" x 11'9")*

Gas fire, single radiator, uPVC double glazed window and power points.

### **DINING**

*3.5 x 2.4 (11'5" x 7'10")*

Double radiator, uPVC double glazed window and power points.

### **KITCHEN**

*3.5 x 2.4 (11'5" x 7'10")*

Base, wall and drawer units, wood worktop, tiled splash back, integrated oven and hob, space for fridge, freezer and washing machine, sink/drainer unit, mixer tap, uPVC double glazed window and power points.



## BAR

2.7 x 2.2 (8'10" x 7'2")

Double radiator, uPVC double glazed window and power points.

## BATHROOM

2.6 x 1.7 (8'6" x 5'6")

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

## WC

1.5 x 0.8 (4'11" x 2'7")

WC and uPVC double glazed window.

## SECOND LANDING

Loft access and power points.

## BEDROOM ONE

3.8 x 3.5 (12'5" x 11'5")

Fitted wardrobe, single radiator, uPVC double glazed window and power points.

## BEDROOM TWO

3.6 x 3.5 (11'9" x 11'5")

Castle views and a sea glimpse, fitted wardrobe, single radiator, uPVC double glazed window and power points.

## BEDROOM THREE

2.7 x 3.3 (8'10" x 10'9")

Double radiator, uPVC double glazed window and power points.

## BEDROOM FOUR

2.9 x 2.7 (9'6" x 8'10")

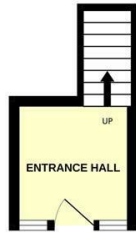
Castle views and sea glimpse, single radiator, uPVC double glazed window and power points.

## OUTSIDE

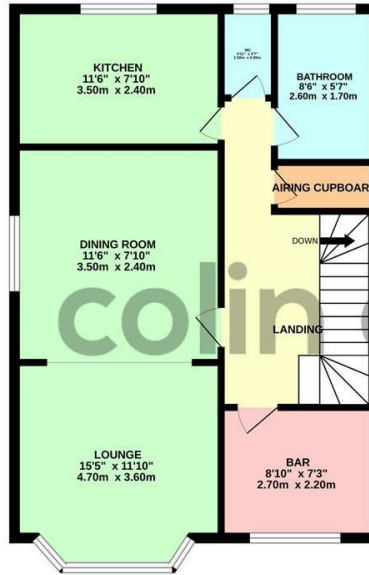
Front patio and access over drive to single garage.



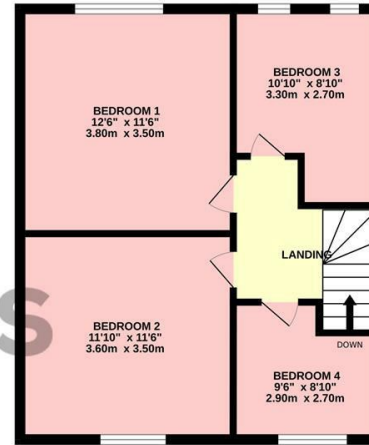
GROUND FLOOR  
59 sq.ft. (5.4 sq.m.) approx.



1ST FLOOR  
598 sq.ft. (55.0 sq.m.) approx.



2ND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 1135 sq.ft. (105.4 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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**Devonshire Drive - 18596994**  
**Council Tax Band - A**  
**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>	<b>64</b>	<b>78</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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