



Devonshire Drive, Scarborough, YO12 7NH

Guide Price £270,000

Colin Ellis welcome to the market this BLOCK OF TWO SELF-CONTAINED APARTMENTS (divided as - a GROUND FLOOR ONE BEDROOM APARTMENT and a MASONETTE FIRST/SECOND FLOOR FOUR BEDROOM APARTMENT) This SEMI DETACHED house benefits from a REAR ENCLOSED GARDEN, DRIVE, GARAGE and is brought to the market in GOOD CONDITION throughout and would SUIT A MULTITUDE OF BUYERS.



FULL

Briefly comprising of:-

GROUND FLOOR APARTMENT- Entrance door leading to kitchen, bay fronted lounge, dining room, conservatory, bedroom and a three piece bathroom suite.

FIRST/SECOND FLOOR-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.

Outside offers a rear enclosed low maintenance yard, garage and a gated drive.

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!

GROUND FLOOR

LOUNGE

4.6 x 4.2 (15'1" x 13'9")

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

DINING ROOM

4.6 x 2.7 (15'1" x 8'10")

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

KITCHEN

3.5 x 3.1 (11'5" x 10'2")

Base, wall and drawer units, wood work top, space for oven, hob, fridge, freezer and washing machine, sink/drainer unit, mixer tap, uPVC double glazed frosted windows and door, double radiator and power points.

CONSERVATORY

2.8 x 2.0 (9'2" x 6'6")

uPVC double glazed frosted windows and door to rear.

BEDROOM ONE

4.0 x 3.4 (13'1" x 11'1")

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

BATHROOM

3.5 x 1.7 (11'5" x 5'6")

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

OUTSIDE

Rear patio.



FIRST FLOOR

HALL

Power points, single radiator, 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/drainage 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

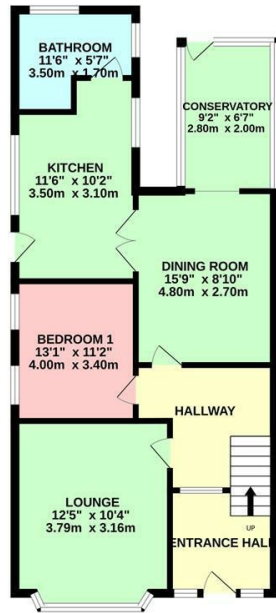
Front patio and access over drive to single garage.

DISCLAIMER

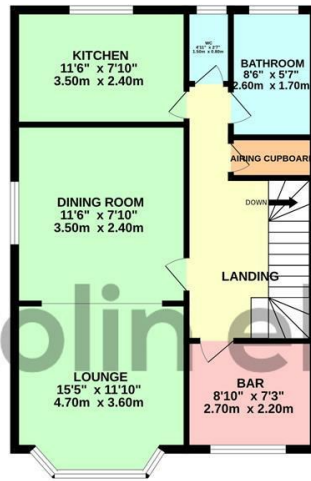
These apartments are under two separate titles and would be purchased as so. It would be advisable to speak to your solicitor or mortgage advisor (if you are lending) in respect of any additional fees and the conveyancing process.



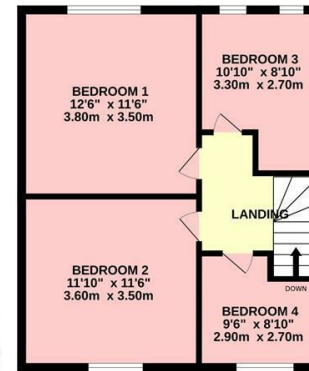
GROUND FLOOR
631 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



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



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TOTAL FLOOR AREA: 1707 sq.ft. (158.6 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 - 18600150
Council Tax Band - A
Tenure - Freehold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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