



colin ellis

Holbeck Hill, Scarborough, YO11 2XE

Colin Ellis welcomes to the market a SUBSTANTIAL SEMI-DETACHED property set within the DESIRABLE SOUTH CLIFF location. THIS WELL PRESENTED property has UNDERGONE A SCHEME OF WORKS and benefits from TWO RECEPTION ROOMS, a BREAKFAST ROOM, TWO CELLAR rooms, TWO SEPARATE W/C's, TWO BATHROOMS, TWO LOFT ROOMS, DRIVE, GARAGE and an ENCLOSED REAR GARDEN. This home is WELL WORTH VIEWING and is offered with NO ONWARD CHAIN.

Guide Price £385,000



Briefly comprising of an entrance vestibule and entrance hall; cloakroom and a separate ground floor W/C, bay fronted dining room, sitting room with door to rear garden; breakfast kitchen with pantry cupboard and breakfast room with double glazed entrance door to the side. There is also stairs from the kitchen leading to two cellar store rooms. The first floor offers three double bedrooms, recently fitted modern house bathroom and separate shower room along with a separate WC. To the second floor is a landing with doors to a further bedroom with a loft room which could be a possible walk in wardrobe/ en-suite and a further loft room/study plus ample eaves storage. Outside the property benefits from a well presented split level rear garden with paved patio area, planted section and generous lawned garden. To the front of the property is a small garden and driveway providing ample off street parking leading to a detached garage.

A few notes worth mentioning. Works that have been done by the current owners, new guttering, repointing, new patio, front forecourt wall, drive, new radiators, new bathroom and shower room, mostly plastered, mostly rewired, decoration outside, works to the kitchen and much more.

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

Coving, radiator, original wood flooring and stairs to first floor.

SITTING ROOM

6.3 x 4.0 (20'8" x 13'1")

Coving, two uPVC double glazed windows, uPVC double glazed door, two feature radiators and gas fire.

DINING ROOM

5.9 x 4.1 (19'4" x 13'5")

Coving, bay window, feature radiator and feature marble fireplace with heath.

KITCHEN

4.1 x 3.6 (13'5" x 11'9")

Range of base and drawer units, tiled splash back, space for oven and hob, space for washing machine, feature sink with drainer unit and mixer tap, two uPVC double glazed windows, feature radiator and pantry with window.

SNUG/BREAKFAST ROOM

3.3 x 2.9 (10'9" x 9'6")

Two uPVC double glazed windows, uPVC double glazed door, feature radiator and exposed beams.



CLOAK ROOM

Coving, window and feature radiator.

WC

Hand basin, WC and uPVC double glazed window.

CELLAR/BOILER ROOM

4.0 x 3.6 (13'1" x 11'9")

Power, window, boiler and tank.

CELLAR

3.3 x 1.9 (10'9" x 6'2")

FIRST FLOOR LANDING

Window with sea glimpse, radiator and airing cupboard.

BEDROOM ONE

5.9 x 4.1 (19'4" x 13'5")

Coving, bay window with sea glimpse, two feature radiators and feature fireplace.

BEDROOM TWO

4.2 x 4.1 (13'9" x 13'5")

Coving, uPVC double glazed window, feature radiator and feature fireplace.

BEDROOM THREE

4.3 x 3.2 (14'1" x 10'5")

Coving, uPVC double glazed window and feature radiator.

BATHROOM

3.0 x 2.4 (9'10" x 7'10")

Bath, hand basin with vanity, window and feature radiator.

SHOWER ROOM

Hand basin, WC, shower cubicle with power shower, uPVC double glazed window and feature radiator.

SECOND FLOOR LANDING

Radiator.

BEDROOM FOUR

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

uPVC double glazed window with sea glimpse and radiator.

LOFT ROOM ONE

Velux to side.

LOFT ROOM TWO

Velux to side.

OUTSIDE

The front benefits from a gated forecourt and a drive leading to the garage. To the rear is an enclosed rear garden with borders and a patio area.

GARAGE

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





TOTAL FLOOR AREA: 2436 sq ft (226.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropac ©2021

colin ellis

Holbeck Hill - 18589229
Council Tax Band - E
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) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

RESIDENTIAL & COMMERCIAL SALES
 LETTINGS CHARTERED SURVEYOR

See all our properties online
 www.colinellis.co.uk