



colin ellis

**Cornelian Drive,
Scarborough, YO11 3AL**

Located in this popular area this FOUR BEDROOM DETACHED home comes with a balcony overlooking fields towards the sea, NO ONWARD CHAIN and an OFFICE SPACE. Only a ten minute drive into Scarborough town centre this family home offers SPACIOUS ROOMS and a garden to the rear. Viewing is highly recommended.

Asking Price £350,000

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VESTIBULE

1.23 x 1.18 (4'0" x 3'10")

Composite double glazed front door into vestibule with ceiling light, radiator and opening into dining room.

DINING ROOM

4.74 x 4.22 (15'6" x 13'10")

Two uPVC double glazed doors, two radiators, ceiling light, stairs to first floor, coving and under stairs storage cupboard with light.

LIVING ROOM

6.15 x 3.54 (20'2" x 11'7")

Three uPVC double glazed windows, two radiators, electric fire with surround, coving, wall light and uPVC double glazed door out onto rear garden.

KITCHEN

4.22 x 2.68 (13'10" x 8'9")

Fitted kitchen with range of cupboards and drawers, fridge freezer, built in oven and gas hob, extractor, stainless steel sink, uPVC double glazed window, coving, radiator and ceiling light.

INNER HALLWAY

Radiator, uPVC double glazed door, two ceiling lights, two cupboards, one housing the boiler and one with plumbing for washing machine.

OFFICE

4.36 x 2.55 (14'3" x 8'4")

Two uPVC double glazed windows, radiator, ceiling light, side access door and two storage cupboards.

DOWNSTAIRS BEDROOM

4.20 x 3.84 (13'9" x 12'7")

uPVC double glazed sliding door out onto rear garden, radiator, coving, ceiling light and built in wardrobe.

EN-SUITE

1.75 x 1.61 (5'8" x 5'3")

uPVC double glazed frosted window, WC, hand basin, shower cubicle, towel rail/radiator and ceiling light.

FIRST FLOOR LANDING

Fitted wardrobe, ceiling light, loft access, uPVC double glazed window and radiator.

BEDROOM

4.83 x 3.71 (15'10" x 12'2")

uPVC double glazed window, uPVC double glazed door out onto balcony, two fitted wardrobes, coving, ceiling light and two radiators.

BEDROOM

4.09 x 2.41 (13'5" x 7'10")

uPVC double glazed window, radiator, fitted wardrobe, coving and ceiling light.

BEDROOM

3.04 x 2.51 (9'11" x 8'2")

Two uPVC double glazed windows, coving, radiator and ceiling light.

BATHROOM

1.78 x 2.22 (5'10" x 7'3")

Bath with shower over, hand basin with vanity unit, WC, two radiators, uPVC double glazed frosted window and ceiling light.



OUTSIDE

To the front is a block paved driveway, mature garden with pond. To the rear is a low maintenance garden, shed, green house, summer house, decking area, patio area all enclosed by fencing.

**** IMPORTANT INFORMATION PLEASE READ ****

Once an offer has been accepted, buyers have the benefit of an Exclusivity Agreement if they are prepared to pay a non-refundable deposit (minimum of £1,000 - the exact figure will depend on the purchase price and will be deducted from the final sale price). This allows the property to be taken off the market and secures it for a specified time and therefore they do not risk losing it to another buyer with a higher offer.

The following are the timescales and conditions involved for any sales agreed which must be adhered to and Searches will be made available to any potential purchaser at a cost of £120 + vat to speed up the process. Our clients work with a number of Solicitors and will offer a £200 contribution to fees if a preferred solicitor is appointed and utilised until successful completion of the purchase.

Cash Sales: 21 days for Exchange and completion which must be shown on the Memorandum of Sale

Mortgage/Chain Sales: 42 days for exchange, plus 5 further days for Completion.

**** IMPORTANT INFORMATION PLEASE READ ****

OFFER REFERRALS

**Please note: We are now required to refer all mortgage offers via our mortgage advisor RSC. Please ensure your potential applicants are made aware of this process as this is to ensure all applicants are qualified to proceed on behalf of our clients

Due to the ownership criteria (the fact that the property has been owned by our client for less than six months) there are only a restricted number of lenders who will lend on this basis.

The following are the Lenders that we are advised will offer mortgages under these criteria and any AIP will need to be from this list:

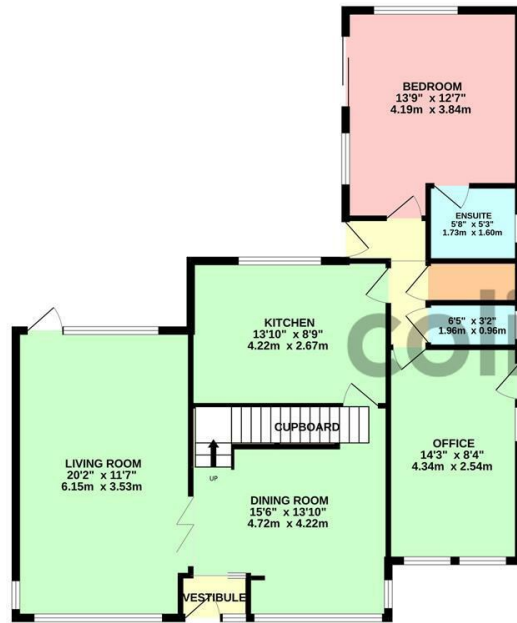
Lenders - HSBC, Santander, Nationwide, Barclays, Darlington, Yorkshire, Accord, Mortgage Works, Buckinghamshire BS, Kent Reliance, Newbury BS, Clydesdale, Landbay

BTL - Barclays, Landbay & Mortgage Works

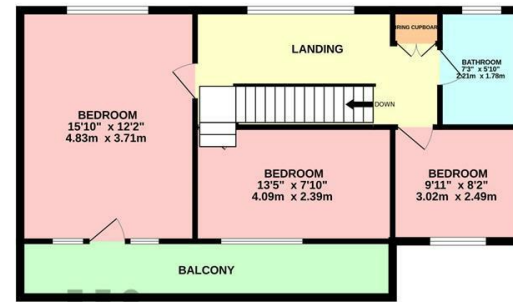
We will advise purchasers directly of the process for this qualification and the sale will only be agreed once we have received confirmation of their ability to proceed.



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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Cornelian Drive - 18608950

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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