



## Elderflower Road, Scarborough, YO13 0BY

Located on this developing estate at Scalby this FOUR bedroom detached family home comes equipped with a kitchen diner, utility, master bedroom with en suite bathroom, gardens and a garage. Only a short walk to Scalby Village, the Cinder Track and the Cleveland Way this family home is close to great local schools and is immaculately presented throughout. Viewing is highly recommended.

Guide Price £340,000

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## PROPERTY DESCRIPTION

Entering the front door to a hallway with under stairs storage area and cupboard and door to the living room with bay box window, to the rear is a good sized kitchen diner with fitted kitchen with cream gloss cupboards and some built in appliances. There is a utility room with space for washing machine and fitted cupboards and a downstairs WC. On the first floor is a spacious landing area with the master bedroom to the front of the property with built in wardrobes and a modern en suite bathroom with shower. There is a further double bedroom to the rear overlooking the rear garden along with a third bedroom and to the front is a smaller bedroom that would also be suitable as a home office. The family bathroom with modern tiling and shower over the bath completes the internal accommodation. Outside to the front is a lawned garden with path leading to the front door, a driveway with parking for two cars leading to a single garage with power and lighting. To the rear is an enclosed garden with lawn, planting, patio area and a raised decking area.

## LOCATION

Elderflower Road is located on High Mill which is a developing estate on the North of Scarborough, close to the Cleveland Way for coastal walks as well as the Cinder Track for cycling up to Whitby. Scarborough town centre is a short drive away and the development is serviced by a local bus route. Scalby village with its pub, restaurant and café is only a short walk away.

## ENTRANCE HALL

Composite front door leading to hallway with radiator, two ceiling lights, under stairs storage area, under stairs cupboard and stairs to first floor.

## LIVING ROOM

*5.56 x 3.57 (18'2" x 11'8")*

Living room with bay box window with uPVC double glazing, two radiators and ceiling light.

## KITCHEN/DINER

*5.68 x 3.35 (18'7" x 10'11")*

Fitted kitchen with integrated dishwasher, oven, gas hob with stainless steel splashback, extractor, space for fridge freezer, wall mounted boiler, stainless steel sink, uPVC double glazed window, uPVC double glazed French doors onto rear patio area, inset ceiling spotlights and radiator.



## UTILITY ROOM

1.71 x 1.26 (5'7" x 4'1")

Built in cupboards with space for washing machine, extractor, inset ceiling spotlights and radiator.

## DOWNSTAIRS WC

1.79 x 1.23 (5'10" x 4'0")

WC, hand basin, part tiled walls, inset ceiling spotlights, towel warmer/radiator and extractor.

## FIRST FLOOR LANDING

Loft access and ceiling light.

## BEDROOM ONE

3.80 x 3.22 (12'5" x 10'6")

uPVC double glazed window, ceiling light, built in wardrobe, radiator and door to en suite bathroom.



## EN-SUITE

2.01 x 1.17 (6'7" x 3'10")

Shower cubicle with electric shower, hand basin, WC, part tiled walls, towel warmer/radiator, extractor, inset ceiling spotlights and door to bedroom one.

## BEDROOM TWO

3.52 x 2.77 (11'6" x 9'1")

Double bedroom with uPVC double glazed window with radiator and ceiling light.



## BEDROOM THREE

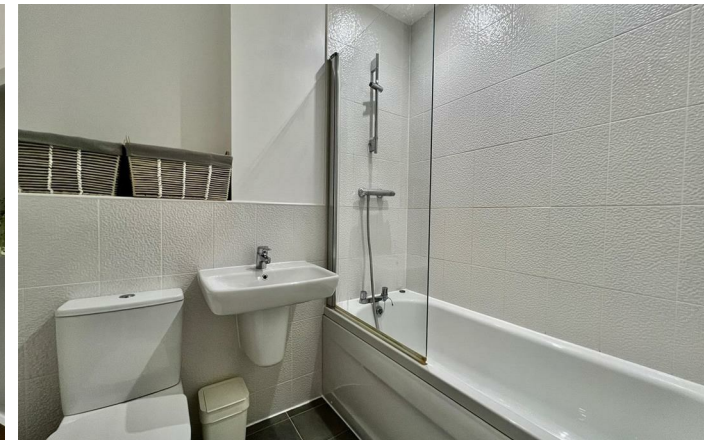
3.26 x 2.82 (10'8" x 9'3")

uPVC double glazed window, ceiling light and radiator.

## BEDROOM FOUR

2.44 x 2.21 (8'0" x 7'3")

Fourth bedroom/office with uPVC double glazed window, radiator and ceiling light.



## BATHROOM

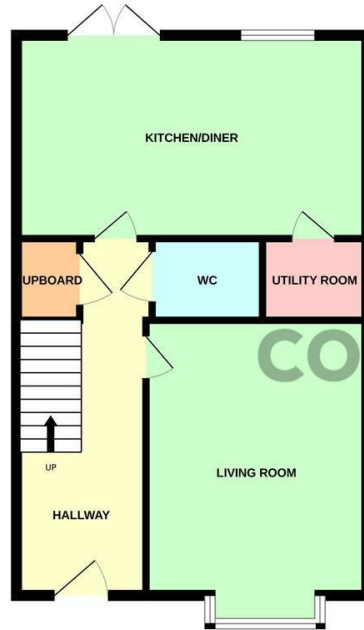
2.02 x 1.70 (6'7" x 5'6")

Bath and shower over, glass shower screen, WC, hand basin, part tiled walls, inset ceiling spotlights, extractor fan and towel warmer/radiator.

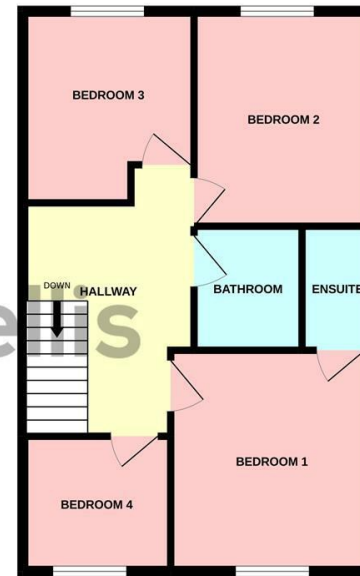
## OUTSIDE

To the front is a lawned garden with path to the front door, a driveway with parking for two cars leading to a single garage with power and lighting. To there rear is an enclosed garden with lawn area, patio, raised decking area and planting.

GROUND FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1130 sq.ft. (105.0 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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**Elderflower Road - 18009301**  
**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>93</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	



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