



colin ellis

## Castle Road, Scarborough, YO11 1TG

Colin Ellis welcome to the market a FOUR bedroom property close to Scarborough's OLD TOWN. This MID TERRACED property benefits from TWO RECEPTION ROOMS, FOUR BEDROOMS, kitchen/diner, UTILITY ROOM, downstairs w/c and a REAR garden. NO ONWARD CHAIN.

Offers In The Region Of £245,000





## FULL DESCRIPTION

Briefly comprising of an entrance hall, lounge, kitchen/diner and a utility room. The first floor benefits from a second sitting room, bedroom, separate w/c and a family bathroom. The second floor offers three further bedrooms and an en-suite. Outside is a rear garden with a patio.

## ENTRANCE HALL

Vestibule leading to entrance hall with understairs storage housing boiler, wooden floor, power points and door to rear.

## LOUNGE

With coving, picture rail, feature fireplace with surround, radiator, power points, wooden flooring and window overlooking front.

## KITCHEN

With base and wall units, wood effect worksurfaces, tiled splashbacks, space for oven, space for hob, space for freestanding fridge, sink and drainer unit with mixer tap, power points, tiled floor and window overlooking side.

## UTILITY ROOM

With base, wall and drawer units, wood effect worktops, tiled splashbacks, space for washing machine, space for fridge freezer, tiled floor, power points and window overlooking side.

## STAIRS TO FIRST FLOOR

## SITTING ROOM

With fire surround, radiator, power points and two windows overlooking front.

## BEDROOM THREE

With window, radiator and window overlooking rear.





## BATHROOM

With freestanding bath with shower attachment, pedestal hand basin, low flush WC, towel rail, and window overlooking rear.

## SEPARATE WC

With low flush WC, extractor and window overlooking side.

## STAIRS TO SECOND FLOOR

## BEDROOM ONE

With radiator, power points and window overlooking rear.

## EN-SUITE

With low flush WC, pedestal hand basin and shower cubicle with electric shower.

## BEDROOM TWO

With radiator, power points and window overlooking front.

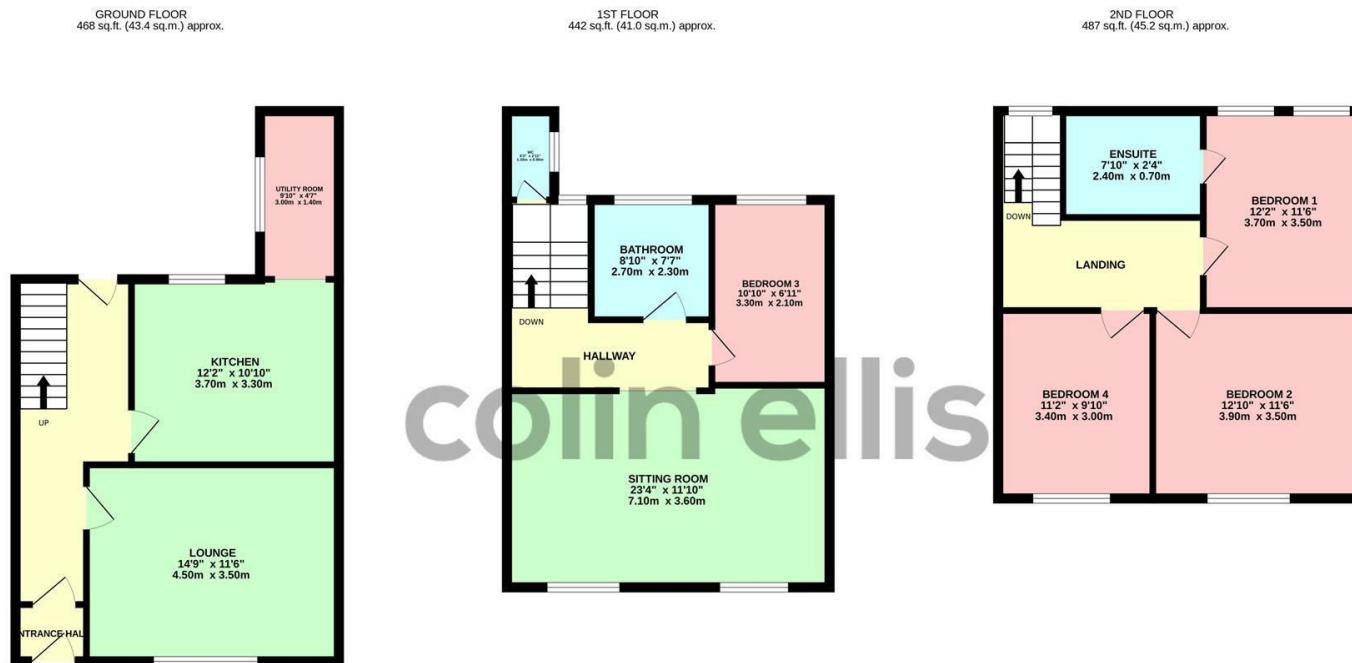
## BEDROOM FOUR

With radiator, power points and window overlooking front with sea glimpse.

## OUTSIDE

Rear garden with lawn, patio and outhouse.





TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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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Castle Road - 18009480

Council Tax Band - B

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                                   | 53      |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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