



Weaponness Park, Scarborough, YO11 2UB

Located in the sought-after area near Scarborough's South Cliff Golf Course, this modern and well-presented property in Weaponness Park is a true gem waiting to be discovered. Boasting TWO RECEPTION ROOMS, a LARGE SNOOKER ROOM with wet bar, FOUR BEDROOMS and TWO BATHROOMS spread across a spacious 2,152 sq ft, this property offers ample space for comfortable living.

Guide Price £475,000



DESCRIPTION

Located in the sought-after area near Scarborough's South Cliff Golf Course, this modern and well-presented property in Weaponness Park is a true gem waiting to be discovered. Boasting two reception rooms, a large snooker room with wet bar, conservatory, four bedrooms, and two bathrooms spread across a spacious 2,152 sq ft, this property offers ample space for comfortable living.

Briefly comprising of a dual aspect lounge, with access to the balcony, hallway with a 'Juliet' balcony and space for working, kitchen with access to the balcony, two bedrooms and a family four piece bathroom suite on the first floor.

The ground floor benefits from two further bedrooms, one with an en-suite, a large snooker room with wet bar and a conservatory.

Outside the double gates lead into the drive with ample parking, a double garage, garden and a patio area used for entertaining and a greenhouse.

The rear offers an enclosed gated rear garden.

The property also benefits from underfloor heating, double glazing and double gates leading to the drive.

Whether you're a growing family looking for a new home or a couple seeking a peaceful abode, this property offers the perfect blend of comfort and style. Don't miss out on the opportunity to make this house your home sweet home in this charming corner of Scarborough.

HALLWAY

Coving, underfloor heating, loft access, led down lights, uPVC double glazed juliet doors and power points.

INNER HALL

Coving and under stairs storage.

LONGE/DINER

7.3 x 4.6 (23'11" x 15'1")

Coving, uPVC double glazed sliding doors to front balcony and windows, underfloor heating, wood flooring, led down lights and power points.

KITCHEN

3.7 x 3.5 (12'1" x 11'5")

Base, wall and drawer units, worktops, tiled splash back, space for oven, hob, fridge, freezer and washing machine, integrated dishwasher, extractor hood, mixer tap, sink/drainer unit, uPVC double glazed window and door to balcony, underfloor heating and power points.



BEDROOM ONE

4.4 x 3.7 (14'5" x 12'1")

Coving, wood flooring, uPVC double glazed windows and power points.

BEDROOM TWO

4.4 x 3.2 (14'5" x 10'5")

Coving, uPVC double glazed windows, underfloor heating, wood style floor and power points.

EN-SUITE

Basin with pedestal, low flush wc, power shower with rainfall shower head, tiled floor and uPVC double glazed window.

BEDROOM THREE

3.5 x 3.4 (11'5" x 11'1")

Coving, uPVC double glazed windows, underfloor heating, wood style flooring and power points.

BEDROOM FOUR

2.5 x 2.4 (8'2" x 7'10")

Built in cupboard, underfloor heating and uPVC double glazed window.

BATHROOM

3.3 x 3.2 (10'9" x 10'5")

Basin with vanity, low flush wc, free standing bath, power shower with rainfall shower head, underfloor heating, airing cupboard and uPVC double glazed window.

GAMES ROOM

7.0 x 5.9 (22'11" x 19'4")

Wet bar, uPVC double glazed windows and doors, double radiators, wood flooring and power points.

CONSERVATORY

5.7 x 3.1 (18'8" x 10'2")

Double radiator, uPVC double glazed windows and doors, wood flooring and power points.

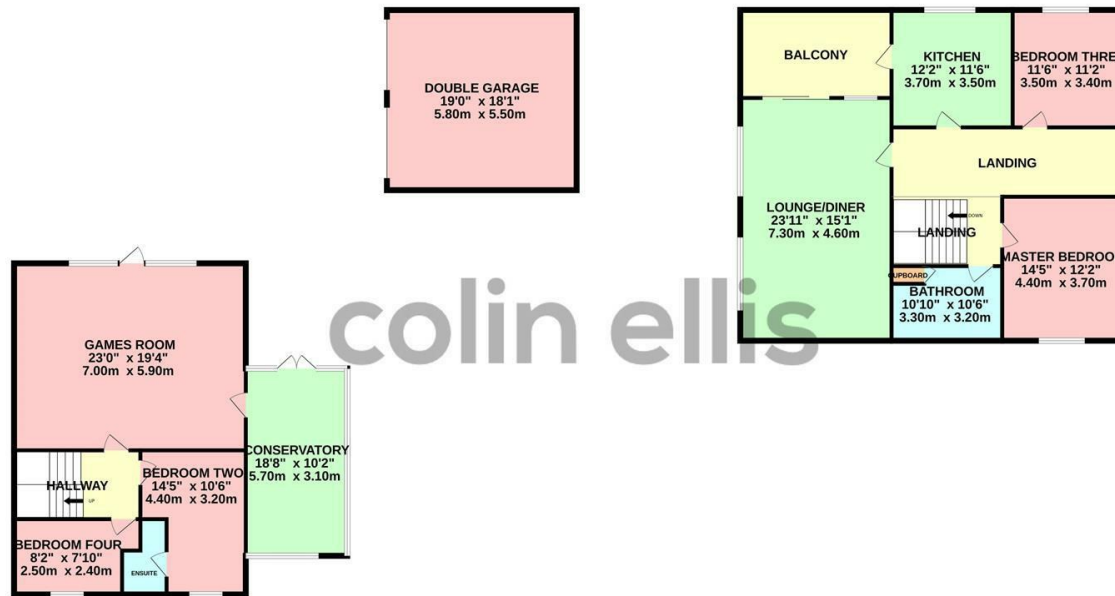
OUTSIDE

Front and rear lawn, drive with double garage with electric up and over door.



GROUND FLOOR
1305 sq.ft. (121.2 sq.m.) approx.

1ST FLOOR
1273 sq.ft. (118.3 sq.m.) approx.



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TOTAL FLOOR AREA : 2578 sq.ft. (239.5 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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Weaponness Park - 18620254
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	72	78
(55-68) D		
(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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