



colin ellis

Station Road, Scarborough, YO13 0PU

Welcome to this charming FOUR BEDROOM SEMI-DETACHED house located on Station Road in the picturesque village of Scalby. This property boasts THREE SPACIOUS RECEPTION ROOMS, four bedrooms and THREE BATHROOMS. One of the highlights of this property is the LARGE GARDEN, providing a tranquil outdoor space and leading down to Scalby Beck. There is also a GARAGE and a driveway. The property is offered with NO ONWARD CHAIN. Viewing is highly recommended.

Guide Price £525,000



ENTRANCE HALL

Composite front door into entrance hall with electric wall heater and inset ceiling spotlights.

KITCHEN DINER

6.14 x 5.19 (20'1" x 17'0")

Fitted kitchen with range of cupboards and drawers, space for slimline dishwasher, range, stainless steel sink, uPVC double glazed window, extractor fan, inset ceiling spotlights, solid wood worktop, two radiators, space for washing machine and spiral staircase to billiard room.

BILLIARD ROOM (FIRST FLOOR)

4.54 x 8.81 (14'10" x 28'10")

Two uPVC double glazed windows, uPVC double glazed door, four wall lights, radiator, dado rail and spiral staircase to kitchen diner.

SNUG

3.76 x 3.71 (12'4" x 12'2")

Multi fuel stove, radiator, uPVC double glazed window, ceiling light and French doors out onto patio area.

DINING HALL

4.12 x 3.79 (13'6" x 12'5")

uPVC double glazed bay window, radiator, cornicing, two wall lights and ceiling light.

SECOND ENTRANCE HALL

Stained glass door into vestibule. Vestibule with ceiling light and uPVC double glazed door. Entrance hall with inset ceiling spotlights and stairs to first floor.

DOWNSTAIRS WC

1.77 x 1.71 (5'9" x 5'7")

uPVC double glazed frosted window, WC, hand basin, radiator, part tiled walls, cornicing and inset ceiling spotlight.

LIVING ROOM

6.68 x 5.57 (21'10" x 18'3")

uPVC double glazed box bay window with inset ceiling spotlights, uPVC double glazed door into patio area, radiator, two wall lights, ceiling light, ceiling rose, cornicing and gas burner with oak surround.

FIRST FLOOR LANDING

Inset ceiling spotlights, radiator, uPVC double glazed window and stairs to second floor.



BEDROOM ONE

5.05 x 3.96 (16'6" x 12'11")

uPVC double glazed bay window, radiator, fitted wardrobes and furniture, picture rail, cornicing, ceiling light, ceiling rose, fire surround, two wall lights and door to en-suite.

EN-SUITE

3.61 x 0.81 (11'10" x 2'7")

Hand basin and vanity unit, WC, shower cubicle with electric shower part tiled walls, inset ceiling spotlights, heated towel rail/radiator, radiator, two uPVC double glazed frosted windows and ceiling light.

BEDROOM TWO

3.61 x 4.38 (11'10" x 14'4")

Fitted wardrobes, picture rail, radiator, uPVC double glazed window and ceiling light.

BATHROOM

3.07 x 1.77 (10'0" x 5'9")

uPVC double glazed frosted window, WC, bath, hand basin, heated towel rail/radiator, inset ceiling spotlights and cupboard housing boiler and water cylinder.

SECOND FLOOR LANDING

Dado rail, uPVC double glazed window and inset ceiling spotlights.

BEDROOM THREE

5.26 x 4.68 (17'3" x 15'4")

uPVC double glazed window, fitted wardrobes, radiator and ceiling light.

BEDROOM FOUR

2.72 x 4.50 (8'11" x 14'9")

uPVC double glazed window, radiator, fitted storage cupboards and ceiling light.

SHOWER ROOM

3.39 x 1.82 (11'1" x 5'11")

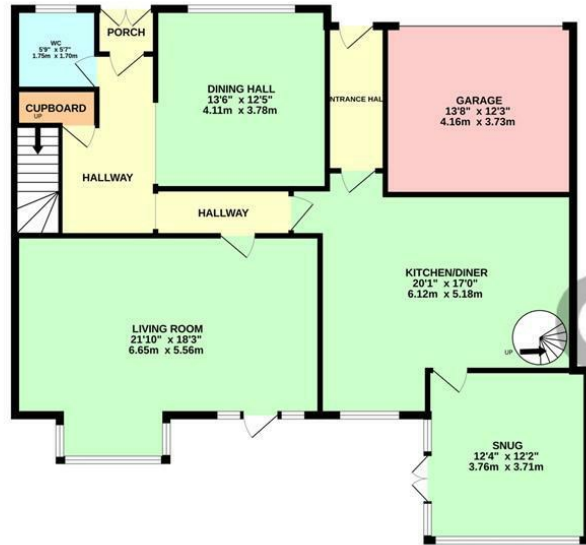
Walk in shower, part tiled walls, WC, hand basin, heated towel rail/radiator, uPVC double glazed frosted window, inset ceiling spotlights, extractor fan, part tiled walls and storage cupboard.

OUTSIDE

To the front is a paved driveway leading to front door and garage. To the rear is a large garden reaching down to Scalby Beck, patio area, two ponds and two out buildings.



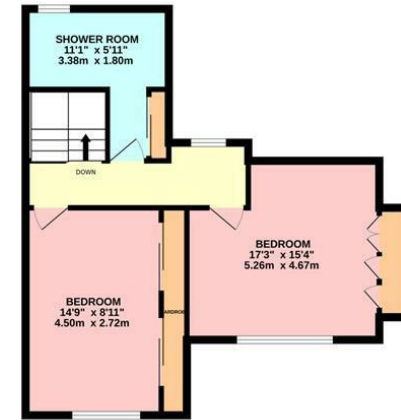
GROUND FLOOR



1ST FLOOR



2ND 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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Station Road - 18624530

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		79
(69-80) C		
(55-68) D	57	
(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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