

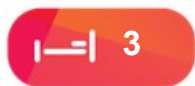


colin ellis

## Ratten Row, Scarborough, YO12 4QB

Colin Ellis welcome to the market this extended charming property located in Ratten Row the sought-after village of Seamer, Scarborough. This well-presented three bedroom, stone-built detached house offers a generous 1184 sq ft of living space, perfect for those looking for a comfortable home in a tranquil edge of a village setting.

Guide Price £340,000



## DESCRIPTION

Briefly comprising of a porch leading to entrance hall, lounge/diner with wood burner, dining room, extended kitchen and a downstairs w/c.

The first floor offers a three piece bathroom suite, and three bedrooms, the master benefiting from an en-suite.

One of the highlights of this property is its extensive country views and enclosed, well-stocked gardens, ideal for relaxing outdoors or entertaining friends and family. Additionally, the garage offers convenient parking and storage space.

## PORCH/ENTRANCE HALL

## SITTING ROOM

6.1 x 3.2 (20'0" x 10'5")

Wood burner, stone fire place, double radiator, uPVC double glazed window and power points.

## DINING ROOM

3.5 x 2.8 (11'5" x 9'2")

Tiled floor, double radiator, uPVC double glazed window and power points.

## KITCHEN

3.3 x 6 (10'9" x 19'8")

Base, wall and draws units, L shaped kitchen, wood work top, tiled splash back, electric oven and hob, space for fridge, freezer, dishwasher and washing machine, sink/drainer unit, feature sink, mixer tap, led down lights, two double radiators, tiled floor, uPVC double glazed window and power points.



## WC

1.6 x 0.8 (5'2" x 2'7")

Basin with vanity, low flush wc, tiled floor and single radiator.

## LANDING

Loft access and power points.

## BEDROOM ONE

4.4 x 2.9 (14'5" x 9'6")

Fitted wardrobes, single radiator, uPVC double glazed window and power points.

## EN-SUITE

1.9 x 1.6 (6'2" x 5'2")

Basin with pedestal, low flush wc, electric shower cubicle, uPVC double glazed window and single radiator.

## BEDROOM TWO

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

Fitted wardrobes, single radiator, uPVC double glazed window and power points.

## BATHROOM

2.4 x 1.6 (7'10" x 5'2")

Panel bath, basin with pedestal, low flush wc, shower over bath, uPVC double glazed window and radiator.

## BEDROOM THREE

2.8 x 2.6 (9'2" x 8'6")

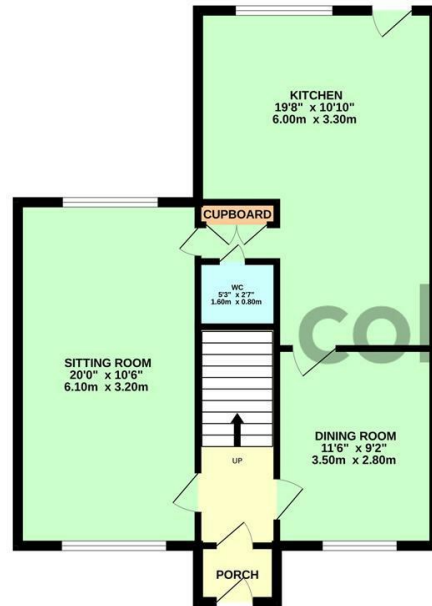
Single radiator, uPVC double glazed window and power points.

## OUTSIDE

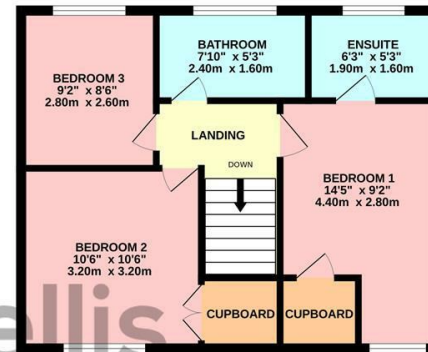
Front and rear lawn, patio, parking space for two cars, detached garage with electric power and up and over door.



**GROUND FLOOR**  
655 sq.ft. (60.8 sq.m.) approx.



**1ST FLOOR**  
478 sq.ft. (44.4 sq.m.) approx.



**TOTAL FLOOR AREA** : 1133 sq.ft. (105.2 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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**Ratten Row - 18616442**

**Council Tax Band - D**

**Tenure - Freehold**

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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