



colin ellis

**Byward Drive,  
Scarborough, YO12 4JF**

Located in Crossgates this FOUR BEDROOM SEMI DETACHED family home offers a MODERN KITCHEN and BATHROOM, spacious rooms, FANTASTIC REAR GARDEN, driveway and a GARAGE. With local amenities close by and great transport connections with the A64 and Seamer Train Station within walking distance this well loved home is in great order throughout. Viewing is highly recommended.

**Guide Price £260,000**





## ENTRANCE

uPVC double glazed side door into kitchen.

## KITCHEN

3.48 x 3.80 (11'5" x 12'5")

uPVC double glazed frosted window, uPVC double glazed window, shaker style fitted kitchen with a range of cupboards and drawers, induction hob, double oven, space for dishwasher, inset ceiling spot lights, radiator, integrated fridge freezer and pantry cupboard.

## LIVING ROOM

3.55 x 5.29 (11'7" x 17'4")

uPVC double glazed window, coving, two ceiling lights, fire with surround and radiator.

## DINING ROOM

3.61 x 3.27 (11'10" x 10'8")

Coving, ceiling light, radiator, two uPVC double glazed windows and uPVC double glazed door out onto garden.

## INNER HALLWAY

Ceiling light, coving, storage cupboard, radiator and stairs to first floor.

## BEDROOM FOUR (DOWNSTAIRS)

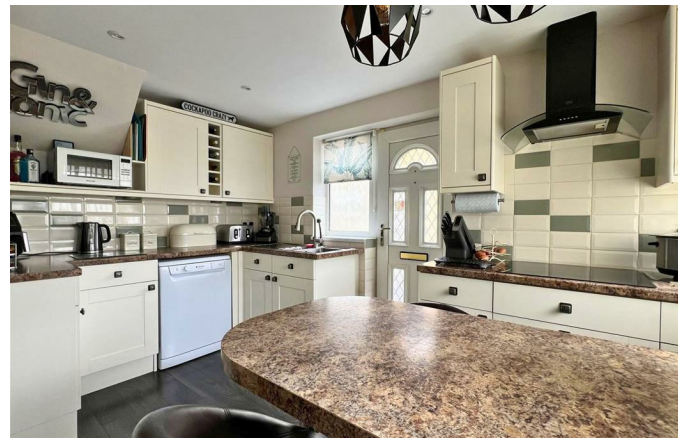
2.46 x 3.16 (8'0" x 10'4")

uPVC double glazed window, coving, ceiling light and radiator.

## UTILITY/WC

2.56 x 1.60 (8'4" x 5'2")

WC, hand basin, plumbing for washing machine and tumble drier, radiator, uPVC double glazed frosted window, understairs storage cupboard and ceiling light.





## FIRST FLOOR LANDING

Ceiling light, coving and above stairs storage cupboard.

## BEDROOM ONE

4.37 x 2.84 (14'4" x 9'3")

Coving, ceiling light, radiator and uPVC double glazed window.

## BEDROOM TWO

2.91 x 2.46 (9'6" x 8'0")

uPVC double glazed window, radiator, wall light, fitted bedroom furniture and coving.

## BEDROOM THREE

2.57 x 2.97 (8'5" x 9'8")

uPVC double glazed window, ceiling light, fitted wardrobe and coving.

## BATHROOM

3.84 x 2.22 (12'7" x 7'3")

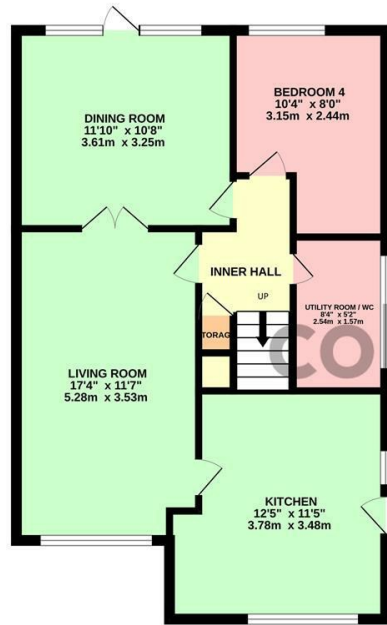
Bath, WC, hand basin with vanity unit, walk in shower, loft access, inset ceiling spotlights, eaves storage, sky light, uPVC double glazed frosted window and heated towel rail/radiator.

## OUTSIDE

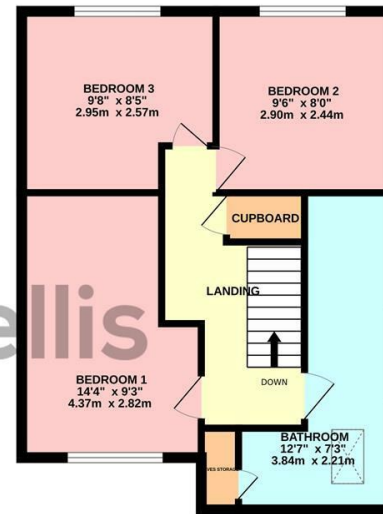
To the front is a lawned garden with mature plants, to the side is a driveway leading to a single garage. To the rear is a lawned garden and raised decking area.



GROUND FLOOR



1ST 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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Byward Drive - 18619252

Council Tax Band - C

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>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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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