



## Castle Mount Avenue, Scarborough, YO13 0PJ

Colin Ellis welcome to the market a STUNNING EXAMPLE of a DETACHED family home located in the HIGHLY SOUGHT AFTER village of Scalby. This recently RENOVATED and EXTENDED property offers THREE bedrooms, TWO reception rooms, WOOD BURNER, a MODERN KITCHEN/BREAKFAST room with NEFF appliances, utility room, downstairs w/c, a MASTER suite with en-suite and DRESSING ROOM, drive, gardens and a DOUBLE GARAGE.

Guide Price £500,000



## DESCRIPTION

Briefly comprising of an entrance hall with sliding understairs shoe cupboards, downstairs w/c, dual aspect lounge with wood burner, dining room, utility room and an extended, integrated kitchen/breakfast room with Neff appliances, ceiling lantern, breakfast bar with Quartz worktops and access to the garage and rear garden.

The first floor offers a family three piece bathroom suite, three bedrooms, en-suite featuring 'his and hers' sinks with anti mist mirror and a walk in dressing room.

Outside the front offers ample parking and access to the garage and gated parking. The rear offers an enclosed garden with seating area, patio and summerhouse.

This fantastic property has been renovated to a high standard and is well worth viewing to appreciate the size, location and finish.

## ENTRANCE HALL

Glazed door to hallway and stairs to first floor.

## DOWNSTAIRS WC

Wc and hand wash basin.

## LOUNGE

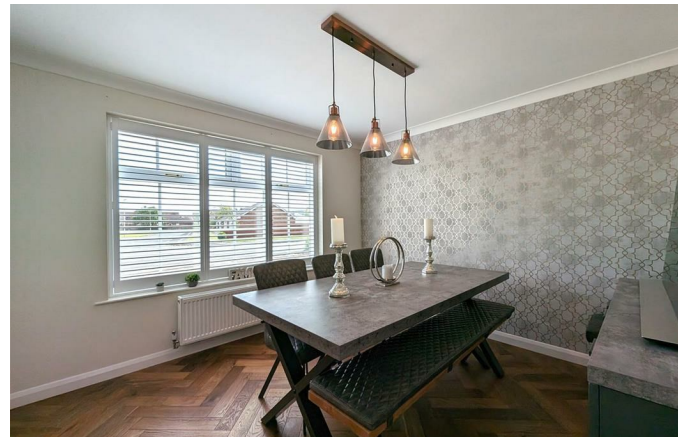
*3.4 x 6.0 (11'1" x 19'8")*

Fire place with surround, radiator, power points and uPVC double glazed bay window.

## DINING ROOM

*3.4 x 3.1 (11'1" x 10'2")*

Radiator, power points and uPVC double glazed window.



## KITCHEN

6.8 x 5.2 (22'3" x 17'0")

Range of base, wall and drawer units, quartz work top, sky light and uPVC double glazed window, power points, built in extractor fan, led down lights and integrated oven.

## BEDROOM ONE

Radiator, power points and uPVC double glazed window.

## EN-SUITE/DRESSING ROOM

2.5 x 1.5 (8'2" x 4'11")

uPVC double glazed frosted window, wc, wand basin, shower and opening into dressing room with uPVC double glazed window, radiator, power points and coving.

## BEDROOM TWO

Power points, radiator and uPVC double glazed window.

## BEDROOM THREE

Radiator, power points and uPVC double glazed radiator.

## BEDROOM FOUR

Radiator, power points and uPVC double glazed window.

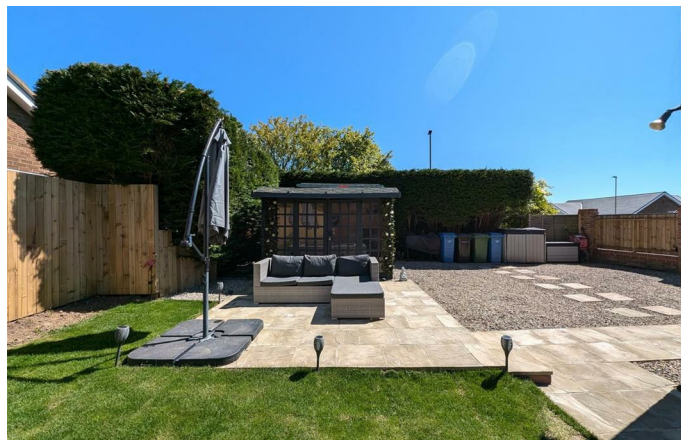
## BATHROOM

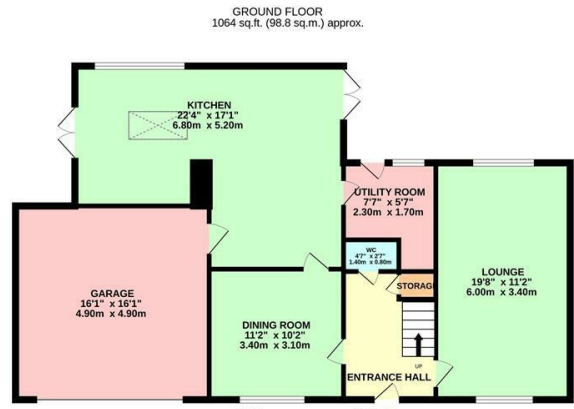
2.3 x 1.6 (7'6" x 5'2")

uPVC double glazed frosted window, ladder radiator, bath over shower, wc and basin.

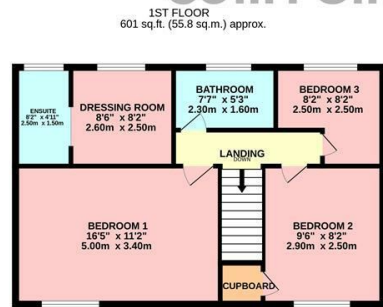
## OUTSIDE

The front has been recently graveled and offers ample parking with access to the double garage and rear garden. The gated enclosed garden offers a patio, summer house and a large area which could be used as extra parking,





colin ellis



TOTAL FLOOR AREA: 1665 sq.ft. (154.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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	

**Castle Mount Avenue - 18627639**  
**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.



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