



colin ellis

Main Street, Scarborough, YO11 3UB

Welcome to Main Street, Flixton, Scarborough - a charming location for this stunning residential property. This modern three-bedroom detached house boasts a delightful dual aspect kitchen/diner with bi-folding doors, allowing natural light to flood in and creating a bright and airy space for entertaining or relaxing.

With a sitting room and three bedrooms, this property offers ample space for a growing family or those who love to host guests. The two bathrooms provide convenience and comfort for busy mornings or unwinding after a long day.

One of the highlights of this property is the stunning enclosed rear garden, designed with different seating areas to make the most of the sun throughout the day.

Parking will never be an issue with ample parking available, along with a double garage for extra storage or vehicle space. The property is well presented throughout, offering a contemporary and stylish living environment for its new owners.

A few more points worth noting is that this property benefits from 14 solar panels and a 5Kw battery, electric underfloor heating in the bathroom, oak flooring in the hallway, Indian slate flooring in the kitchen, South facing garden with disabled access, ample parking and a double garage.

Don't miss the opportunity to make this beautiful property in Flixton your new home. Book a viewing today and experience the charm and comfort this residence has to offer.

Guide Price £445,000



Briefly comprising of an entrance hall with Oak flooring and understairs cupboard, sitting room featuring a a wood burner and feature surround, downstairs w/c and a dual aspect modern kitchen/diner with velux windows, breakfast bar, Indian stone flooring and bi folding doors leading to the garden.

The first floor benefits from three double bedrooms and a four piece family bathroom with electric underfloor heating.

The the front of the property is a gated lawned garden with side access. The rear garden offers multi-functional zoning to enjoy the sun all day long, with a pagoda sheltering a hot tub, a summer house, a lawned garden with stocked borders and disabled access to the property this well presented outdoor space has been thoughtfully designed for all aspects of outdoor living.

There is ample parking at this property and also benefits from a double garage with electric doors.

ENTRANCE HALL

Under stairs cupboard housing boiler, laminate flooring, uPVC double glazed window and door, radiator and power points.

WC

Low flush wc, wand wash basin, extractor fan, heated towel rail and tiled floor.

LOUNGE

Coving, feature log burner, uPVC double glazed window and tv point and power points.



KITCHEN/DINER

Base, wall and drawer units with wooden work tops, tiled splash back, sink/drain unit, extractor hood, integrated dishwasher and washing machine, fridge, freezer and electric oven, uPVC double glazed windows, velux windows and bi fold doors to rear, radiators, telephone points and power points.

FIRST FLOOR LANDING

Loft access, uPVC double glazed window, radiator and power points.

BEDROOM ONE

Fitted wardrobe, spotlights, uPVC double glazed window, TV point and power points.

BEDROOM TWO

Radiator, uPVC double glazed window, TV point and power points.

BEDROOM THREE

Radiator, uPVC double glazed window, tv point and power points.

BATHROOM

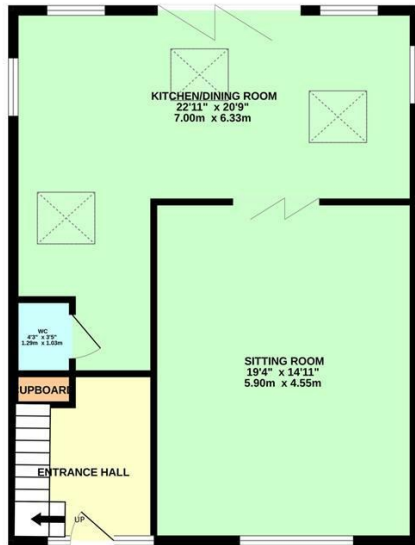
Underfloor heating, tiled flooring and walls, uPVC double glazed frosted window, panel bath, shower cubicle, low flush wc, hand basin with pedestal and extractor fan.

OUTSIDE

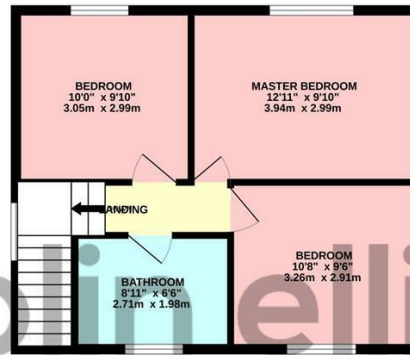
Rear garden and patio, outside lights and taps, summer house with power, double garage with electric up and over doors, power, lighting and uPVC door to side, parking to rear.



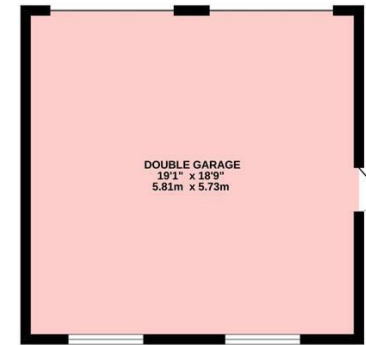
GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



DOUBLE GARAGE
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.2 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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Main Street - 18629219
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		
(55-68) D	56	65
(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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