



colin ellis

Sherwood Street, Scarborough, YO11 1SR

Located close to local amenities this FOUR BEDROOM MID TERRACE family home offers SPACIOUS ROOMS and is immaculate throughout. With an OPEN PLAN LOUNGE/DINER and a MODERN KITCHEN and BATHROOM this property really is ready to move into. Conveniently located for the town centre and the train station this much loved home has been renovated to a high standard. Viewing is recommended.

Guide Price £180,000



VESTIBULE

uPVC double glazed door into vestibule with ceiling light, coving, dado rail and glazed door into entrance hall.

ENTRANCE HALL

Radiator, dado rail, coving, ceiling light and stairs to first floor.

LIVING ROOM

3.29 x 3.52 (10'9" x 11'6")

uPVC double glazed bay window, radiator, cornicing, ceiling light and ceiling rose.

DINING ROOM

3.30 x 3.59 (10'9" x 11'9")

Radiator, uPVC double glazed window, understairs storage cupboard, alcove storage cupboard housing wall mounted boiler, ceiling light and coving.

KITCHEN

3.38 x 2.17 (11'1" x 7'1")

Fitted kitchen with range of cupboards and drawers, built in fridge freezer, oven and microwave, electric hob, extractor, space for washing machine, space for tumble drier/dishwasher, uPVC double glazed window, two ceiling lights, uPVC door into rear yard.

FIRST FLOOR LANDING

Radiator, two ceiling lights and stairs to second floor.

BEDROOM ONE

4.65 x 4.13 (15'3" x 13'6")

uPVC double glazed bay window, ceiling light and radiator.



BEDROOM TWO

3.36 x 2.88 (11'0" x 9'5")

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

BATHROOM

2.15 x 2.26 (7'0" x 7'4")

Two uPVC double glazed windows, WC, hand basin with vanity unit, bath with shower over, glass screen, heated towel rail/radiator, inset ceiling spot lights, part tiled walls and extractor fan.

SECOND FLOOR LANDING

uPVC double glazed window, ceiling light, loft access and storage cupboard.

BEDROOM THREE

4.65 x 3.33 (15'3" x 10'11")

Two uPVC double glazed windows, radiator, ceiling light and alcove storage cupboard.

BEDROOM FOUR

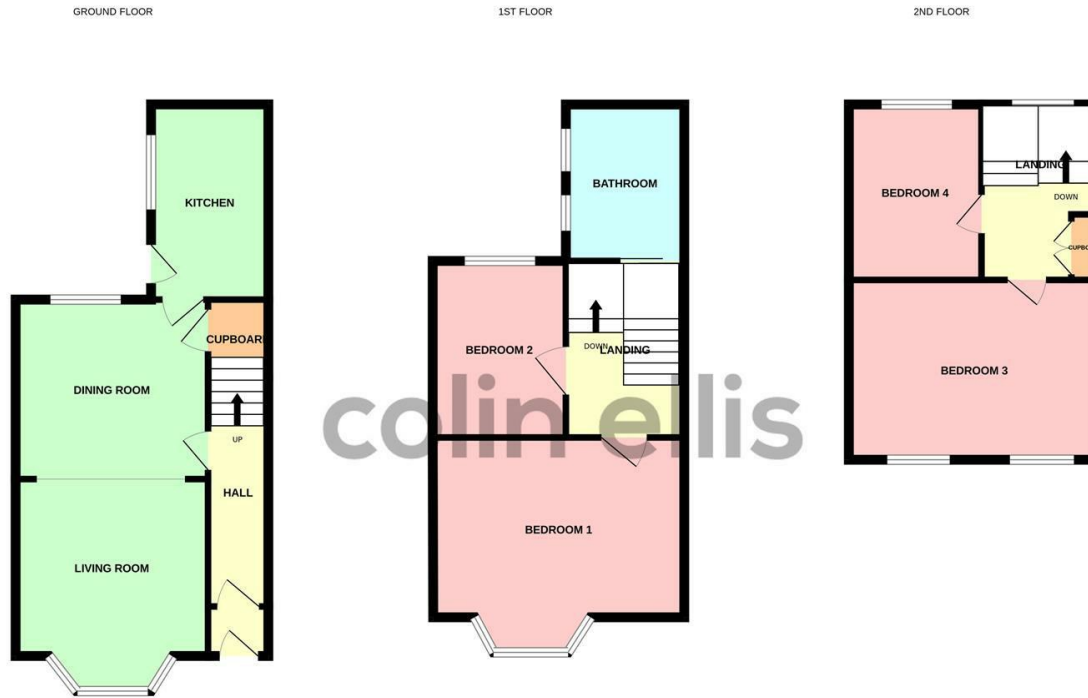
3.36 x 2.87 (11'0" x 9'4")

Ceiling light, radiator, uPVC double glazed window and alcove storage cupboard.

OUTSIDE

Rear yard with gated access.





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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Sherwood Street - 18008825
Council Tax Band - B
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		80
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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