



colin ellis

**Bickley Howe,
Scarborough, YO12 5TR**

Colin Ellis are happy to bring to the market a FOUR BEDROOM PROPERTY set within a DESIRABLE AREA. This well presented, DETACHED property offers TWO RECEPTION rooms, CONSERVATORY, kitchen/diner, UTILITY ROOM, downstairs WC, master bedroom benefitting from an EN-SUITE, ENCLOSED rear garden, AMPLE parking and a DOUBLE GARAGE.

Asking Price £395,000

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Briefly comprising of an entrance hall, dining room, an extended lounge, kitchen/diner, conservatory, utility room and a downstairs WC. The first floor comprises an en-suite to master bedroom and three further bedrooms and separate bathroom. The generously sized garden with patio area and wooden pagoda would be the perfect place to host family BBQs. There is also an attractive private driveway with double garage and ample parking.

ENTRANCE HALL

Coving, uPVC double glazed door, uPVC double glazed window and radiator.

LOUNGE

5.9 x 3.8 (19'4" x 12'5")

Two uPVC double glazed windows, gas fire with surround and radiator.

DINING ROOM

3.9 x 3.2 (12'9" x 10'5")

uPVC double glazed window and radiator.

KITCHEN/DINER

7.1 x 4.4 (23'3" x 14'5")

Range of base, wall and drawer units, tiled splash back, integrated electric oven and hob, integrated fridge freezer, integrated dishwasher, extractor hood, sink with drainer unit and mixer tap, three uPVC double glazed windows and radiator.

UTILITY

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

Base and wall units, tiled splash back, space for washing machine, uPVC double glazed door, space for freezer and radiator.

CONSERVATORY

4.2 x 3.6 (13'9" x 11'9")

uPVC double glazed windows and uPVC double glazed door.



WC

2.6 x 1.3 (8'6" x 4'3")

WC, hand basin, uPVC double glazed window, hand basin and ladder radiator.

BEDROOM

5.6 x 3.2 (18'4" x 10'5")

Coving, two uPVC double glazed windows, radiator and fitted wardrobes.

EN-SUITE

1.9 x 1.4 (6'2" x 4'7")

Hand basin, WC, shower cubicle with power shower and ladder radiator.

BEDROOM

4.0 x 3.0 (13'1" x 9'10")

Coving, uPVC double glazed window, radiator and fitted wardrobe.

BEDROOM

3.3 x 2.4 (10'9" x 7'10")

Coving, uPVC double glazed window, radiator and fitted wardrobe.

BEDROOM

3.0 x 2.4 (9'10" x 7'10")

Coving, uPVC double glazed window and radiator.

BATHROOM

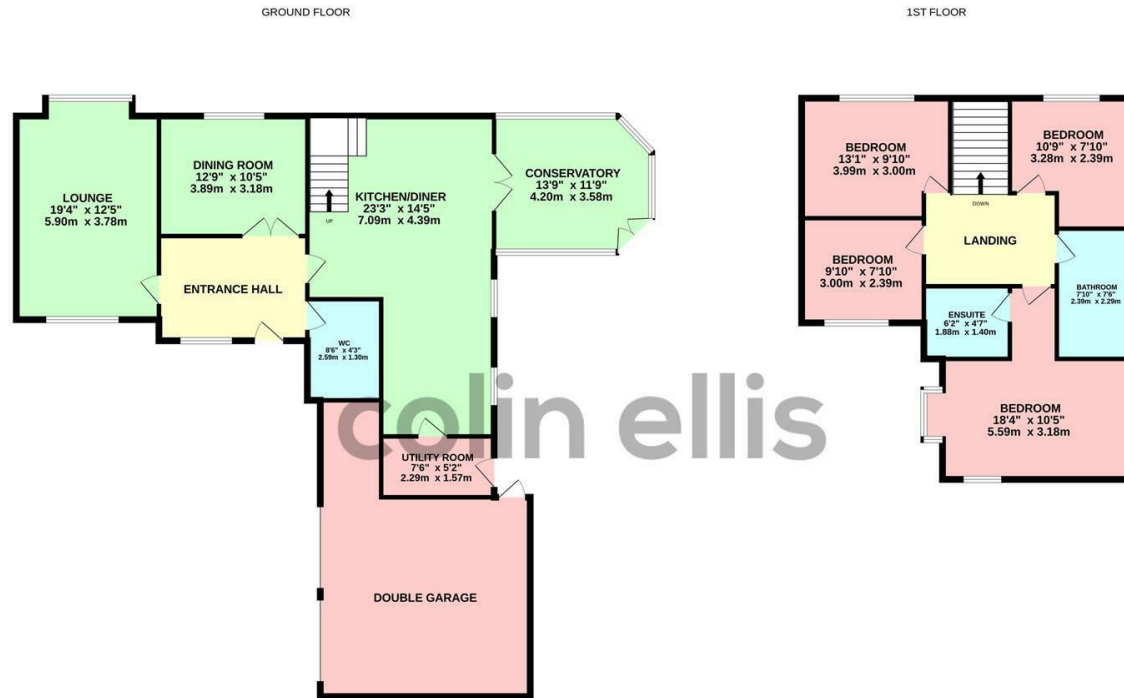
2.4 x 2.3 (7'10" x 7'6")

Bath, hand basin, WC, shower cubicle with rainfall effect shower, uPVC double glazed window and feature radiator.

OUTSIDE

To the front is a driveway for multiple vehicles, double garage with electric, power, water and side access door. To the rear is a patio area, borders and flowers.





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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Bickley Howe - 18200246

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.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 66 | 76 |
| | EU Directive 2002/91/EC | |



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