



## Red Scar Lane, Scarborough, YO12 5RH

Colin Ellis welcome to the market a SUBSTANTIAL SEMI DETACHED property set within the DESIRABLE North side of Scarborough. This WELL PRESENTED property offers lots of CHARACTER and benefits from a BAY FRONTED lounge, well fitted kitchen, a dining room leading to a south facing conservatory, and a ground floor cloaks and w/c. There are THREE BEDROOMS and a FAMILY BATHROOM on the first floor and a third floor STUDIO ( currently used as an office), GARDENS , drive and a SUMMER HOUSE with a LOG BURNER. In addition, this property benefits from stunning valley views with the NORTH YORK MOORS beyond.

Guide Price £420,000



## DESCRIPTION

Briefly comprising of an entrance hallway, cloakroom, downstairs w/c, bay fronted lounge, kitchen, dining room and conservatory. The first floor benefits from three bedrooms, four piece family bathroom and stairs leading to a studio room/bedroom.

Outside the gardens wrap around the property with patios, a summer house with a log burner and an enclosed rear garden.

## ENTRANCE HALL

Coved ceiling, laminate floor, uPVC double glazed window and power points.

## CLOAKROOM

Double radiator, uPVC bay side and side window, oak laminate floor and power points.

## WC

Wall hung basin, low flush wc, uPVC double glazed window and electric radiator.

## SITTING ROOM

*5.4 x 3.4 (17'8" x 11'1")*

Gas fire, radiator, uPVC double glazed window and power points.

## KITCHEN

*4.3 x 3.2 (14'1" x 10'5")*

Base, wall and drawer units. fitted worktop with sink/drain, feature sink with mixer tap, electric oven and induction hob, uPVC double glazed windows, double radiator, oak laminate floor and power points.

## DINING ROOM

*2.7 x 3.1 (8'10" x 10'2")*

Coving, oak laminate flooring and power points.



## CONSERVATORY

2.8 x 2.5 (9'2" x 8'2")

uPVC double glazed windows and door and power points.

## LANDING

Coving, single glazed window, carpeted landing and power points.

## BATHROOM

Four piece family bathroom and shower cubical with uPVC double glazed window

## BEDROOM ONE

4.6 x 3.1 (15'1" x 10'2")

Window seat with uPVC double glazed bay window with open valley views, oak laminate floor, double radiator and power points.

## BEDROOM TWO

3.7 x 3.1 (12'1" x 10'2")

Double radiator, oak laminate floor, uPVC double glazed window and power points.

## BEDROOM THREE

4.3 x 3.0 (14'1" x 9'10")

Fitted wardrobe, double radiator, uPVC double glazed window with open field views, uPVC window overlooking valley and power points.

## STUDIO

4.4 x 4.0 (14'5" x 13'1")

Double radiator, uPVC double glazed velux window, dormer window and power points.

## CELLAR

3.4 x 1.6 (11'1" x 5'2")

Double radiator, uPVC double glazed windows and door and power points.

## OUTSIDE

Front and rear gardens, summer house with wood burner.

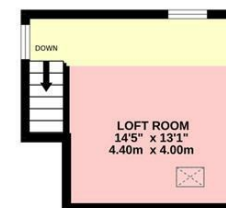
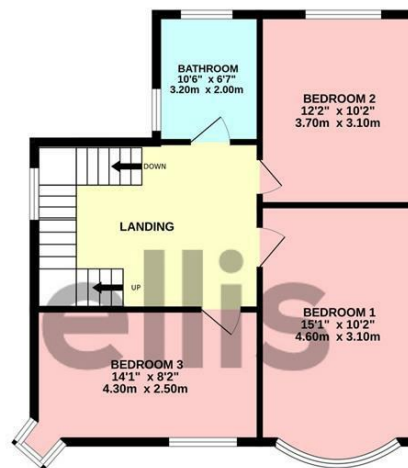
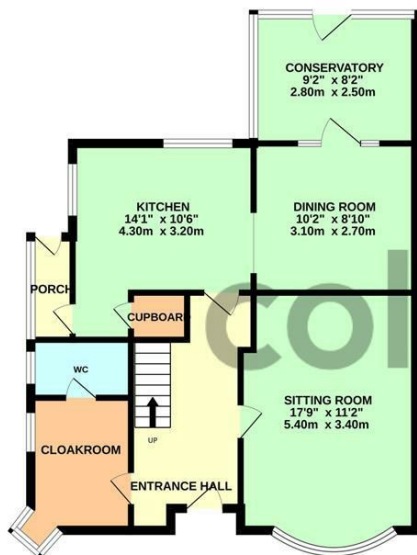
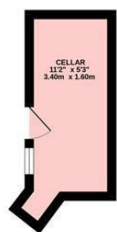


GROUND FLOOR  
64 sq.m. (691 sq.ft.) approx.

1ST FLOOR  
67 sq.m. (721 sq.ft.) approx.

2ND FLOOR  
63 sq.m. (677 sq.ft.) approx.

3RD FLOOR  
137 sq.m. (1474 sq.ft.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.6 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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**Red Scar Lane - 18617320**  
**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>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</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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