



colin ellis

## Columbus Ravine, Scarborough, YO12 7QU

Colin Ellis welcome to the market an IMMACULATE SIX bedroom terraced property located CLOSE TO TOWN and the NORTH BEACH. This STUNNING home has been THOUGHTFULLY modernised and now boasts GOOD LIVING THROUGHOUT. Offering WOOD FLOORS on the ground floor, BAY FRONTED lounge, dining room with WOOD BURNER, modern kitchen with door leading to PARKING, UTILITY room, THREE bathrooms and a basement which has been refurbished. NO ONWARD CHAIN.

Asking Price £290,000





## FULL

Briefly comprising of an entrance hall, bay fronted lounge with fittings for a wood burner, dining room with wood burner and an integrated kitchen with space for a range cooker. The lower ground floor offers a bedroom, large utility room and a three piece bathroom suite. The first floor offers a bay fronted master bedroom, a further bedroom and a modern four piece bathroom suite with anti-slip tiles. The second floor offers three bedrooms and a shower room with anti-slip tiles and a new shower cubicle. Outside has a rear enclosed gated parking space and access to the ground and lower ground floor.

This lovely home is situated close to a wealth of local amenities and attractions such as Peasholm Park, the North Bay, local shops, Sea Life Centre, the Open Air Theatre, the miniature railway and the Alpamare Waterpark. Internal viewing is highly recommended!

## ENTRANCE HALL

Composite entrance door and wooden flooring.

## LOUNGE

3.8 x 4.6 (12'5" x 15'1")

Coving, fire surround, uPVC double glazed window, double radiator and power points.

## DINING ROOM

4.9 x 4.4 (16'0" x 14'5")

Wood burner, window, wooden floor, led down lights, power points and double radiator.

## KITCHEN

2.8 x 2.3 (9'2" x 7'6")

Base, wall and drawer units, wooden work tops, space for ranger oven, extractor hood, sink and drainer unit, mixer tap, integrated fridge, integrated dishwasher, power points, uPVC double glazed window and door to rear and led down lights.

## LOWER GROUND FLOOR RECEPTION/UTILITY

2.8 x 2.3 (9'2" x 7'6")

Panel bath, hand basin, low flush wc, uPVC double glazed window, double radiator and led down lights.

## LOWER GROUND FLOOR RECEPTION/UTILITY

4.3m x 3m (14'1" x 9'10")

With base units and co-ordinating wood effect worktops, cupboard housing boiler, understairs cupboard, LED downlights, uPVC window to rear, stone floor and stairs to ground floor.





## LOWER GROUND FLOOR BEDROOM

4.3m x 4.4m

With uPVC window to front, power points, radiator and built in wardrobes.

## STAIRS TO FIRST FLOOR

### BEDROOM ONE

4.9m x 4.5m

With UPVC double glazed bay window and uPVC double glazed window overlooking front, power points, double radiator, panelled wall and wood effect flooring.

### BEDROOM TWO

2.7m x 2.7m

With uPVC double glazed window to rear, power points and wood effect flooring.

## BATHROOM

2.1m x 2.5m

With panel bath, wall hung hand basin, low flush WC, shower cubicle with power shower, part tiled walls, tiled floor, ladder radiator, uPVC double glazed window with frosted glass to rear and LED downlights.

## STAIRS TO SECOND FLOOR

### BEDROOM THREE

2.8m x 4.5m

With uPVC double glazed window to front, power points, double radiator and wood effect flooring.

### BEDROOM FOUR

2.9m x 2.8m

With uPVC double glazed window to rear, power points, double radiator and wood effect flooring.

### BEDROOM FIVE

2.1m x 3.8m

With uPVC double glazed window to front, power points, double radiator and wood effect flooring.

## SHOWER ROOM

2m x 2.9m

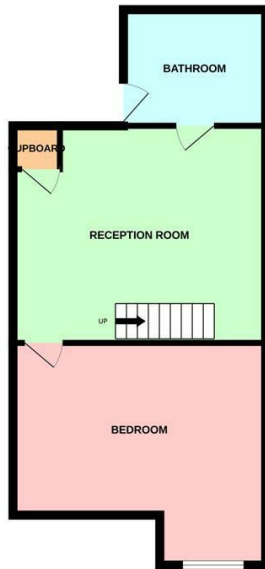
With low flush WC, wall hung hand basin, shower cubicle with power shower, uPVC double glazed window overlooking rear, ladder radiator, fully tiled walls and tiled floor.

## OUTSIDE

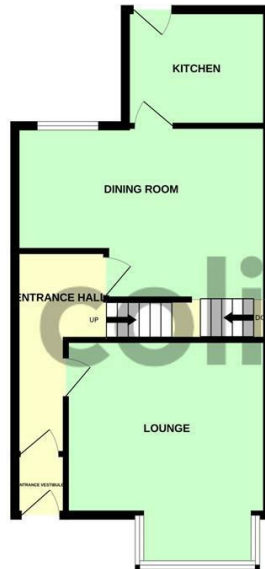
To the front is a forecourt with gated access. To the rear is gated off-street parking with access to kitchen and private access to Lower Ground Floor.



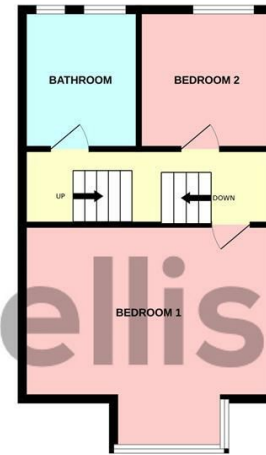
BASEMENT LEVEL  
508 sq.ft. (47.2 sq.m.) approx.



GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



2ND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.

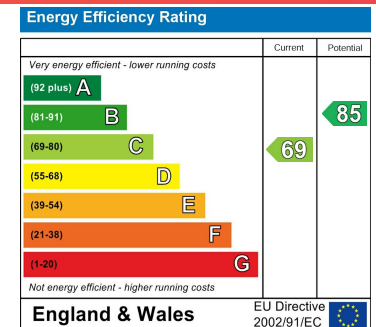


TOTAL FLOOR AREA : 1896 sq.ft. (176.2 sq.m.) approx.

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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**Columbus Ravine - 18632893**  
**Council Tax Band -**  
**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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