



colin ellis

## Trinity Road, Scarborough, YO11 2TA

Located close to the town centre and the South Bay beach this IMPRESSIVE SEMI DETACHED VICTORIAN home comes with an abundance of ORIGINAL FEATURES, LARGE ROOMS, TWO GARAGES and OFF STREET PARKING. The current owners have maintained the property to a high standard and have used good quality materials throughout which can be seen in the MODERN KITCHEN and BATHROOMS. This large family home has THREE RECEPTION ROOMS, FIVE BEDROOMS with the master bedroom having a EN-SUITE bathroom. Viewing is highly recommended.

Guide Price £450,000





## **SIDE ENTRANCE**

uPVC double glazed double doors into conservatory.

## **CONSERVATORY**

uPVC double glazed with glass roof, oak window seating and wall light.

## **ENTRANCE HALL**

Radiator, picture rail, dado rail, cornicing, ceiling rose, ceiling light, two wall lights, understairs storage cupboard and stairs to first floor landing.

## **LIVING ROOM**

*6.15 x 4.87 (20'2" x 15'11")*

uPVC double glazed bay window, uPVC double glazed window, radiator, fire with surround, picture rail, cornicing, ceiling rose, ceiling light and window seat.

## **SITTING ROOM**

*6.30 x 3.39 (20'8" x 11'1")*

Two uPVC double glazed windows, two ceiling lights, two wall lights, radiator and under stairs storage cupboard.

## **DINING ROOM**

*6.03 x 4.79 (19'9" x 15'8")*

uPVC double glazed bay window, radiator, fire with surround, picture rail, cornicing, ceiling rose, ceiling light and uPVC double glazed window onto conservatory.

## **KITCHEN**

*5.69 x 2.35 (18'8" x 7'8")*

Modern fitted kitchen with range of cupboards and drawers, uPVC double glazed window, loft access, radiator/towel rail, inset ceiling spot lights, gas range hob, extractor, double oven, microwave, dishwasher and space for washing machine.

## **WC**

WC and hand basin.

## **FIRST FLOOR LANDING**

Two radiators, loft access, two ceiling lights, cornicing, dado rail and stairs to second floor.

## **BEDROOM ONE**

*4.99 x 4.99 (16'4" x 16'4")*

Three uPVC double glazed windows, fire surround, radiator, ceiling rose, ceiling light, cornicing, picture rail and built in wardrobes.





## EN-SUITE

2.62 x 1.60 (8'7" x 5'2")

P shaped bath with shower over, glass screen, WC, hand basin, uPVC double glazed frosted window, extractor fan, inset ceiling spotlights, ceiling light, coving and heated towel rail/radiator.

## BEDROOM TWO

4.95 x 4.86 (16'2" x 15'11")

Two uPVC double glazed windows, radiator, picture rail, corning, ceiling rose, ceiling light and fire surround.

## BEDROOM THREE

3.38 x 3.13 (11'1" x 10'3")

uPVC double glazed window, radiator, ceiling light, hand basin and fire surround.

## BATHROOM

2.25 x 2.99 (7'4" x 9'9")

Two uPVC double glazed frosted windows, Velux window, corner bath with shower over, glass screen, WC, his and her sink, towel rail/radiator, inset ceiling spotlights, coving and sky light.

## SECOND FLOOR LANDING

uPVC double glazed window, dado rail, ceiling light and radiator.

## BEDROOM FOUR

5.12 x 4.83 (16'9" x 15'10")

uPVC double glazed window, picture rail, ceiling light, radiator and fire surround.

## BEDROOM FIVE

4.94 x 4.36 (16'2" x 14'3")

uPVC double glazed window, fitted wardrobes, fire surround, ceiling light and radiator.

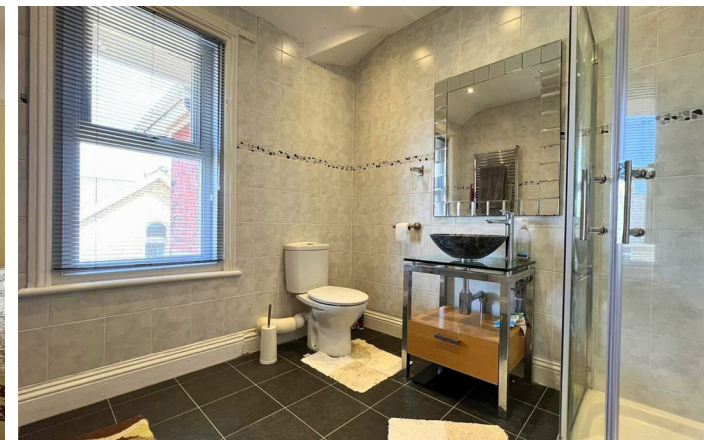
## SHOWER ROOM

2.65 x 2.37 (8'8" x 7'9")

Shower cubicle, WC, hand basin with vanity unit, inset ceiling spotlights, extractor fan, loft access, uPVC double glazed window and heated towel rail/radiator.

## OUTSIDE

To the front is a landscaped garden with a block paved driveway with parking for multiple cars. To the rear are two separate garages and rear vehicular access.



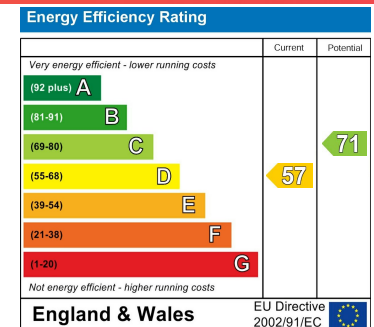


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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**Trinity Road - 18639196**  
**Council Tax Band - D**  
**Tenure - Freehold**

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