



## Malling Avenue, Scarborough, YO11 3FA

Colin Ellis welcome to the market a FOUR bedroom DETACHED house offered in EXCELLENT condition throughout. Offering GOOD LIVING space and benefitting from THREE bathrooms, WELL PRESENTED BAY fronted lounge, INTEGRATED kitchen with DINER, ENCLOSED garden and a GARAGE. At 1614 Sq ft, NO ONWARD CHAIN and VACANT POSSESSION this home is a MUST VIEW.

Guide Price £285,000



## DESCRIPTION

Briefly comprising of an entrance hall with cupboards, bay fronted lounge, dining area with doors leading to garden, integrated kitchen and a downstairs w/c.

The first floor offers a family bathroom, three double bedrooms one benefitting from an en-suite.

The second floor offers a master bedroom and a further bathroom.

Outside there is an enclosed rear garden with access to the garage.

This lovely home on the edge of the sought after development known as Middle Deepdale with convenient access to a wealth of local amenities, shops, reputable schools for all ages, great transport links and is only 10 minutes from the sea.

Viewings are recommend to appreciate all this property has to offer!

## ENTRANCE HALL

Built in cupboard and double glazed window.

## LOUNGE AND DINER

8.4 x 3.7 (27'6" x 12'1")

Under floor heating, uPVC double glazed window and doors and power points.

## KITCHEN

3.8 x 3.7 (12'5" x 12'1")

Base, wall and drawer units, wood effect work top, integrated gas hob, microwave and oven, fridge, freezer and dish washer, sink/drain unit, mixer tap, uPVC double glazed window, underfloor heating, tiled floor and power points.

## WC

1.6 x 1.2 (5'2" x 3'11")

Basin with pedestal, low flush wc, uPVC double glazed window and tiled floor.

## LANDING

Stairs to second floor and power points.



## BEDROOM TWO

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

Built in cupboard, double radiator, uPVC double glazed window and power points.

## EN-SUITE

2.5 x 1.1 (8'2" x 3'7")

Wall hung basin, low flush wc, shower cubicle, ladder radiator and tiled floor.

## BEDROOM THREE

3.8 x 2.7 (12'5" x 8'10")

Double radiator, uPVC double glazed window and power points.

## BEDROOM FOUR

3.6 x 2.6 (11'9" x 8'6")

Built in cupboard, double radiator, uPVC double glazed window and power points.

## BATHROOM

Panel bath, wall hung basin, low flush wc, uPVC double glazed window, ladder radiator and tiled floor.

## SECOND FLOOR LANDING

Airing cupboard with storage.

## MASTER SUITE BEDROOM

5.5 x 3.8 (18'0" x 12'5")

Built in cupboard, uPVC double glazed window, double radiator and power points.

## MASTER SUITE BATHROOM

2.6 x 2.0 (8'6" x 6'6")

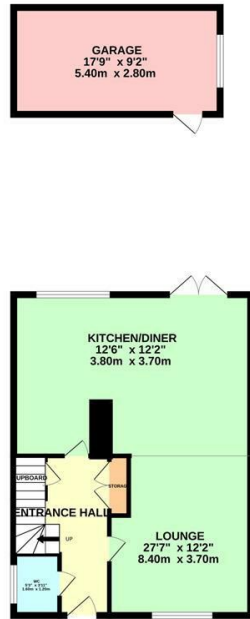
Shower cubicle, low level flush wc, hall hung basin, velux window, tiled floor and ladder radiator.

## OUTSIDE

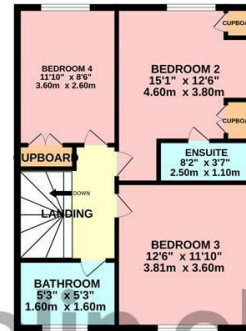
There is an enclosed gated rear garden with patio area which has been made low maintenance and access to the garage.



GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



2ND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1838 sq.ft. (170.8 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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colin ellis

Malling Avenue - 18640976

Council Tax Band - D

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>		<b>100</b>
(81-91) <b>B</b>	<b>84</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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