

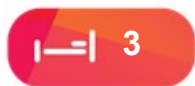


colin ellis

Belvedere Road, Scarborough, YO11 2UU

Colin Ellis welcome to the market a stunning example of an Edwardian GROUND FLOOR APARTMENT which has been sympathetically UPGRADED and RESTORED by the current owners. Built in 1906, this property exudes CHARACTER and CHARM at every turn.

Guide Price £325,000



DESCRIPTION

Offering a large sitting room with a bay window, two feature Mullion windows and an open fire, dining room, conservatory featuring a Terracotta tiled flooring, workshop/ utility and a stunning four piece bathroom suite and a galley kitchen. The parquet floors, mullion windows, Amtico flooring, and cast iron radiators add a touch of elegance and history to the space.

Boasting two double bedrooms, this apartment also features a unique one-bedroom self-contained annex, providing versatility and additional living space and ideal for multi generational living or as a second income.

The modern amenities seamlessly blend with the historic features, creating a harmonious living environment. The five-metre bookcase in the living room is a book lover's dream, offering plenty of space to showcase your literary collection.

Step outside to discover an enclosed garden with patio area and a drive. Whether you have a green thumb or simply enjoy al fresco dining, the outdoor space offers a peaceful sanctuary in the heart of the town.

In summary, this Edwardian apartment on Belvedere Road is a rare find - modern, well-presented, yet brimming with character. Don't miss the opportunity to make this unique property your own and create lasting memories in this historic setting.

PORCH

Coving, feature door and terracotta quarry tiles.

HALLWAY

Coving, picture rail, built in cupboard, cast iron radiators, wood flooring and power points.

SITTING ROOM

Coving, built in bookcase, double radiators, front feature window, uPVC double glazed window to side, open fire with feature surround and power points.

DINING ROOM

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



KITCHEN

Base, wall and drawer units, laminate worktop, tiled splash back, integrated electric oven and grill and gas hob, space for fridge freezer and dishwasher, sink/drainer unit, mixer tap, pantry, uPVC double glazed windows and door and power points.

CONSERVATORY/UTILITY

Double glazed window, terracotta tiles, wall and base units, sink with draining board, space for tumble dryer and washing machine and power points.

BEDROOM ONE

Coving, feature window, bay window, double radiators, fitted wardrobes, wooden flooring and power points.

BATHROOM

Ladder radiators, towel rail, low flush wc, basin with vanity, power shower in cubicle, uPVC double glazed window and led down lights.

BEDROOM TWO

Coving, double radiator, dual aspect uPVC double glazed window, wooden flooring and power points.

BASEMENT

KITCHEN

Wall and base units, integrated microwave and fridge, extractor fan, sink/drainer units, laminate worktop and power points.

BEDROOM

Radiator, uPVC double glazed window and power points.

STORE ROOM

WC

Wall hung basin, low flush wc, extractor fan and electric radiator.

SHOWER ROOM

Shower cubicle with electric shower, extractor fan and electric radiator.

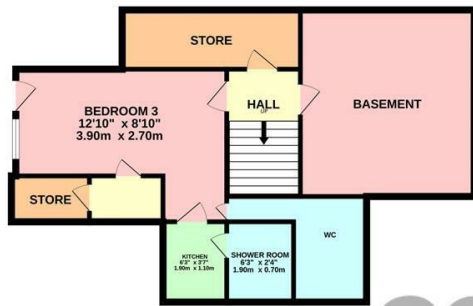
STORE ROOM

OUTSIDE

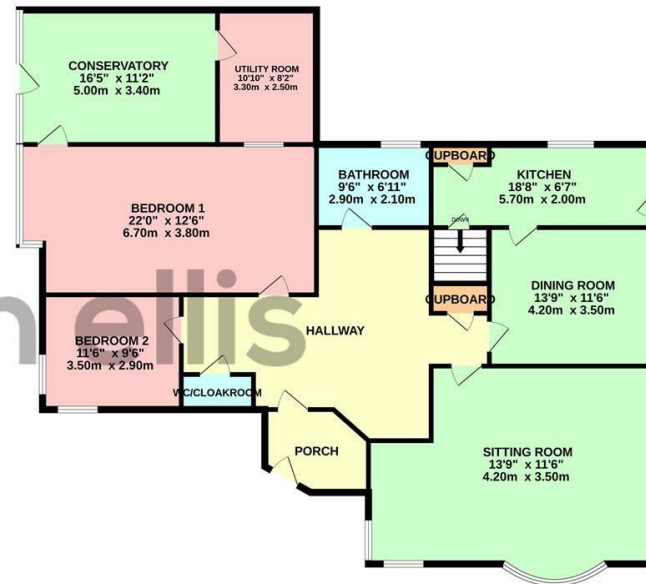
Gated front garden with patio area, garden sheds and outdoor power points.



BASEMENT
0 sq.ft. (0.0 sq.m.) approx.



GROUND FLOOR
1778 sq.ft. (165.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1778 sq.ft. (165.2 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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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	65	77
	EU Directive 2002/91/EC	

Belvedere Road - 18647983
Council Tax Band - C
Tenure - Freehold

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