



colin ellis

## Glynndale Drive, Scarborough, YO12 5SQ

Nestled at the side of Scalby Beck this UNIQUE property is Canadian designed and features a CEDAR CLAD CEILING in the main living atrium. With SPACIOUS ROOMS to the ground floor and well laid out bedrooms upstairs this much loved home offers tranquil gardens to the front and rear with well stocked borders and mature hedging. This property offers a new owner to create a FANTASTIC HOME in a great location, viewing is highly recommended.

Guide Price £400,000



## VESTIBULE

uPVC front door into vestibule with ceiling light.

## WC

1.79 x 1.0 (5'10" x 3'3")

WC, hand basin, radiator, ceiling light and uPVC double glazed frosted window.

## ENTRANCE HALL

Radiator and uPVC double glazed window.

## OPEN PLAN LOUNGE/DINER

### DINING AREA

4.44 x 3.36 (14'6" x 11'0")

uPVC double glazed window, radiator, three wall lights, hive control, double sided chimney breast,

### LOUNGE AREA

6.14 x 4.42 (20'1" x 14'6")

Three uPVC double glazed windows, uPVC double glazed french doors out onto rear garden, fire, three radiators, stairs to first floor and cedar clad ceiling.

## KITCHEN

3.77 x 3.61 (12'4" x 11'10")

Two uPVC double glazed windows, uPVC double glazed cottage door, two ceiling lights, fitted kitchen with range of cupboards and drawers, space for cooker, stainless steel sink and radiator.

## UTILITY

3.79 x 3.89 (12'5" x 12'9")

Large utility room with space for fridge freezer, space for washing machine, wall mounted boiler, uPVC double glazed window, ceiling light, radiator and door into garage. This room has great potential to be open plan with the kitchen to create a kitchen diner.



## FIRST FLOOR LANDING

Two wall lights and uPVC double glazed window.

## BEDROOM ONE

3.78 x 3.66 (12'4" x 12'0")

Two uPVC double glazed windows, radiator, fitted wardrobes and ceiling light.

## BEDROOM TWO

3.14 x 2.76 (10'3" x 9'0")

Two uPVC double glazed windows, radiator, fitted wardrobe and ceiling light.

## BEDROOM THREE

2.71 x 2.72 (8'10" x 8'11")

uPVC double glazed window, radiator, fitted wardrobe and ceiling light.

## BATHROOM

2.70 x 2.32 (8'10" x 7'7")

uPVC double glazed frosted window, radiator, bath, shower cubicle, hand basin with vanity unit, fitted cupboard and ceiling light.

## WC

1.79 x 0.83 (5'10" x 2'8")

uPVC double glazed frosted window, ceiling light and WC.

## GARAGE

5.04 x 3.80 (16'6" x 12'5")

Power, lighting and up and over door.

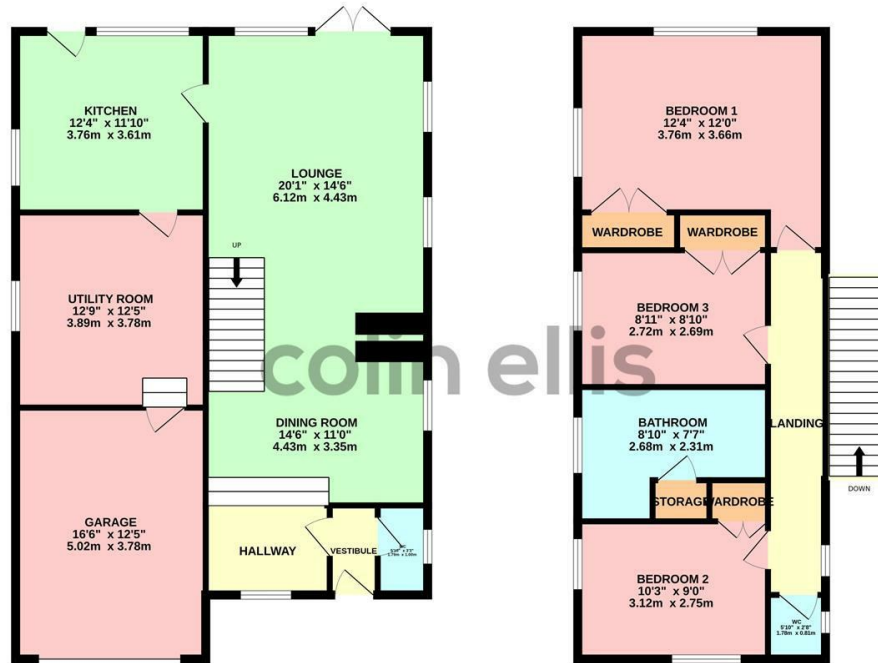
## OUTSIDE

To the front is a block paved driveway and to the rear is a patio area, side access and raised lawned area with mature planting.



GROUND FLOOR

1ST FLOOR



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**Glyndale Drive - 18008867**

**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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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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