



colin ellis

**Scalby Road,
Scarborough, YO12 6TB**

Colin Ellis welcome to the market a FOUR BEDROOM property located in the SOUGHT AFTER North side of Scarborough. This SEMI DETACHED HOUSE offers a KITCHEN/DINER, downstairs w/c, UTILITY ROOM, large rear garden with an outside bar, DRIVE and a GARAGE.

Offers In Excess Of £310,000

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DESCRIPTION

Briefly comprising of an entrance porch leading to hallway, dual aspect lounge with feature fireplace, kitchen/diner, utility room and a downstairs w/c. The first floor benefits from four bedrooms and a four piece family bathroom. Outside the front offers a In enclosed garden, drive and a garage. The rear benefits from a large rear gardens with a patio and an outside bar.

Situated north of Scarborough in the well regarded residential area of Newby/Scalby ideally positioned for a wide range of facilities and amenities including; supermarket, library, chemist, doctors surgery and dentist, North Cliff Golf Club tennis courts and walking cycling trails. In addition principal schools, including Scalby School, Yorkshire Coast College and Newby Primary School are close by together with Scarborough Hospital.

This is without doubt an excellent opportunity to obtain a lovely home in a sought after area. Internal viewing is highly recommended.

PORCH/ENTRANCE HALL

Double radiator, uPVC double glazed window and door, under stairs storage and power points.

LOUNGE

6.9 x 3.3 (22'7" x 10'9")

Coving, uPVC double glazed window and doors to rear, feature fireplace, wood style flooring, double radiator and power points.

WC

1.9 x 0.9 (6'2" x 2'11")

Wall hung basin, low flush wc and uPVC double glazed frosted window.

KITCHEN/DINER

6.0 x 2.6 (19'8" x 8'6")

Base, wall and drawer units, wood worktop, tiled splash back, space for oven and hob, integrated dishwasher, sink/drainer unit, mixer tap, coving, uPVC double glazed windows, double radiator and power points.



UTILITY

2.4 x 2.4 (7'10" x 7'10")

Base and wall units, wood worktop, space for washing machine and tumble dryer and uPVC double glazed door to rear.

LANDING

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

BEDROOM ONE

4.1 x 3.3 (13'5" x 10'9")

Coving, double radiator, uPVC double glazed window and power points



BEDROOM TWO

3.3 x 2.6 (10'9" x 8'6")

Double radiator, uPVC double glazed window and power points.

BEDROOM THREE

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

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



BATHROOM

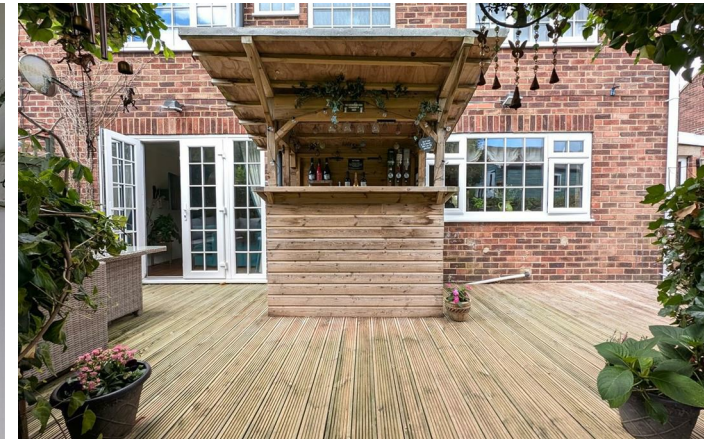
2.9 x 1.6 (9'6" x 5'2")

Panel bath, basin with pedestal, low flush wc, shower cubicle with power, uPVC double glazed window, tiled floor and feature radiator.

BEDROOM FOUR

2.6 x 2.4 (8'6" x 7'10")

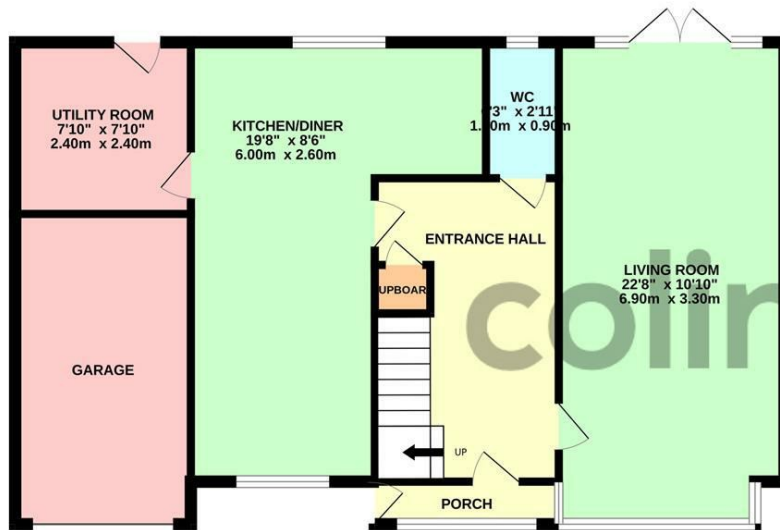
Coving, uPVC double glazed window, double radiator and power points.



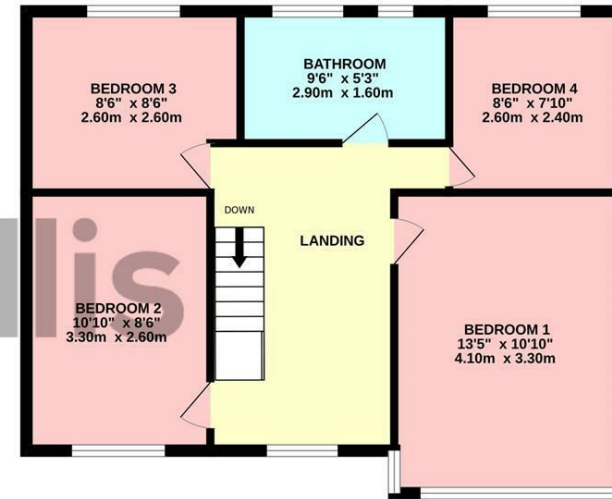
OUTSIDE

To the front of the property is a garden with hedged borders a drive and garage. The rear is enclosed and laid mainly to lawn with a patio area and side access.

GROUND FLOOR



1ST FLOOR



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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Scalby Road - 18359143

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) 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	EU Directive 2002/91/EC	



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