



colin ellis

**Stepney Road,
Scarborough, YO12 5BN**

Colin Ellis welcomes to the market a WELL PRESENTED property offering GOOD living throughout. This FIVE bedroom SEMI DETACHED house benefits from, TWO reception rooms, a GALLERY, conservatory, UTILITY room, downstairs w/c, TWO bathrooms, a detached WORKSHOP and ENCLOSED GARDENS.

Asking Price £400,000



DESCRIPTION

Briefly comprising of an entrance hall and vestibule, hallway, bay fronted lounge, dining room, kitchen/breakfast room, utility room, downstairs w/c, gallery/reading room and a conservatory.

The first floor benefits from a master bedroom with bay window, a further double bedroom currently used as a dressing room and a family bathroom and shower room.

The top floor offers three further bedrooms. Outside the front has an enclosed front garden with hedged borders and side access. The rear enclosed gardens are bursting with life with well stocked borders and trees. There is also a detached workshop and a decked area used for lounging.

Well located in proximity to a wealth of local amenities including Falsgrave shopping parade and supermarket, choice of popular schools and colleges as well as Scarborough hospital and being on a regular bus route into town. Internal viewing cannot be recommended highly enough.

ENTRANCE HALL/PORCH

Coving, laminate flooring, double radiator and power points.

LIVING ROOM

4.8 x 4.0 (15'8" x 13'1")

Feature fire place with wooden surround, picture rail, coving, uPVC double glazed bay window, double radiator and power points.

DINING ROOM

3.8 x 4.2 (12'5" x 13'9")

Picture rail, coving, laminate floor, double radiator, uPVC double glazed window and power points.

KITCHEN

4.0 x 3.65 (13'1" x 11'11")

Base, wall and drawer units, laminate worktop, space for range oven, space for fridge, freezer and dishwasher, sink/drainer unit, mixer tap, uPVC double glazed window, double radiator and power points.

UTILITY

2.5 x 2.0 (8'2" x 6'6")

Base units, laminate work top, tiled splash back, space for washing machine and tumble dryer, sink/drainer unit, power points and uPVC double glazed window.

WC

2.01 x 0.91 (6'7" x 2'11")

Low flush wc.



GALLERY

4.72 x 2.01 (15'5" x 6'7")

uPVC double glazed windows and sliding door to rear, double radiator and power points.

CONSERVATORY

4.41 x 3.0 (14'5" x 9'10")

Double radiator, uPVC double glazed windows and door and power points.

LANDING

Coving, double radiator and power points.

BATHROOM

7.0 x 2.2 (22'11" x 7'2")

Whirlpool bath, basin with vanity, low flush wc, uPVC double glazed windows, double radiator and built in cupboard.

SHOWER ROOM

3.47 x 1.64 (11'4" x 5'4")

Basin with pedestal, high flush wc, electric double shower cubicle, uPVC double glazed window and single radiator.

BEDROOM ONE

5.42 x 4.87 (17'9" x 15'11")

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

BEDROOM TWO

3.93 x 3.55 (12'10" x 11'7")

Dado Rail, single radiator, uPVC double glazed window and power points.

LANDING

Built in cupboard and power points.

BEDROOM THREE

3.9 x 3.5 (12'9" x 11'5")

Single radiator, uPVC double glazed window and power points.

BEDROOM FOUR

3.81 x 3.35 (12'5" x 10'11")

Double radiator, uPVC double glazed window and power points.

BEDROOM FIVE

2.80 x 1.95 (9'2" x 6'4")

Double radiator, velux window and power points.

OUTSIDE

Outside the front has an enclosed front garden with hedged borders and side access. The rear enclosed gardens are bursting with life with well stocked borders and trees. There is also a detached workshop and a decked area used for lounging. Lighting to front, side and rear gardens, outside taps and external power points in yard and rear garden.





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TOTAL FLOOR AREA: 2252sqft (209.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures 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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Stepney Road - 18638936
Council Tax Band - E
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	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		77
		EU Directive 2002/91/EC



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