



colin ellis

Oriel Crescent, Scarborough, YO11 2SY

Colin Ellis welcome to the market a STUNNING example of a GROUND FLOOR apartment benefitting from a 40FT DRAWING/SITTING room, TWO reception rooms, THREE bedrooms, TWO bathrooms, and WRAP AROUND GARDENS. A WELL PRESENTED property retaining MANY ORIGINAL features. Viewings are a MUST.

Guide Price £315,000



DESCRIPTION

Oriel House is an impressive split level apartment housed in an imposing period building overlooking the Oriel Crescent cricket ground on the South side of Scarborough. The current owners have kept the property to a high standard and in the time owned enhanced the wealth of period features, including; original open fireplaces, encaustic tiling and parquet flooring, full height sash windows, molded coving and frieze ornate cornice, deep skirting boards and a pretty stained glass window on the first floor landing.

The flexible accommodation is arranged over two floors and briefly comprises of an entrance vestibule, entrance porch, spacious entrance hall with handsome encaustic tiled floor, impressive drawing/sitting room with stunning period features, feature pillars and open fires, a second dual aspect reception currently used as a large office, two bedrooms, one enjoying an en-suite, a breakfast kitchen with adjoining dining/living room, utility space with rear access. The feature staircase leads to a landing with Stained glass windows and leading to a further double bedroom and house shower room.

Outside the gardens wrap around the property with mature boarders, a patio area and gated access to the rear.

The property is situated in the South cliff area on the south side of Scarborough. Being conveniently located for the sought after Holbeck and Esplanade areas, secondary and primary schools (Wheatcroft Primary, St Martins Primary and Scarborough Independent School (Age 3-18), university, famous Clock Tower, South Cliff Gardens, Scarborough's Town Centre and Scarborough's South Bay. There is also the Ramshill area in the vicinity which offers a variety of shopping facilities.

ENTRANCE HALL

Coving, cast iron radiator, feature floor tiles, cast iron radiator and power points.

SITTING ROOM

5.9 x 4.7 (19'4" x 15'5")

Ornate coving, open feature fire place, parquet flooring, cast iron radiators, sash bay window and power points.



DINER

5.1 x 4.7 (16'8" x 15'5")

Ornate coving, open feature fire place, parquet flooring, cast iron radiators and power points.

KITCHEN

4.3 x 3.2 (14'1" x 10'5")

Base and drawer units, space for oven, hob, fridge and freezer, sink/drain, feature sink, mixer tap and power points.

RECEPTION ROOM

5.5 x 3.9 (18'0" x 12'9")

Coving, cast iron radiator, open fire with surround, wood flooring and door and power points.

OFFICE

7.2 x 4.8 (23'7" x 15'8")

Cast iron radiator, ornate coving, ceiling rose, open fire with feature surround, wooden flooring and power points.

BEDROOM ONE

5.2 x 4.8 (17'0" x 15'8")

Ornate coving, ceiling rose, cast iron radiator, wood flooring and power points.

BEDROOM THREE

3.3 x 3.2 (10'9" x 10'5")

Wood flooring, window and power points.

WC

1.9 x 0.7 (6'2" x 2'3")

Wall hung basin and low flush wc.

EN-SUITE

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

Basin with vanity and walk in power shower.

LANDING

Coving, feature stained glass window and power points.

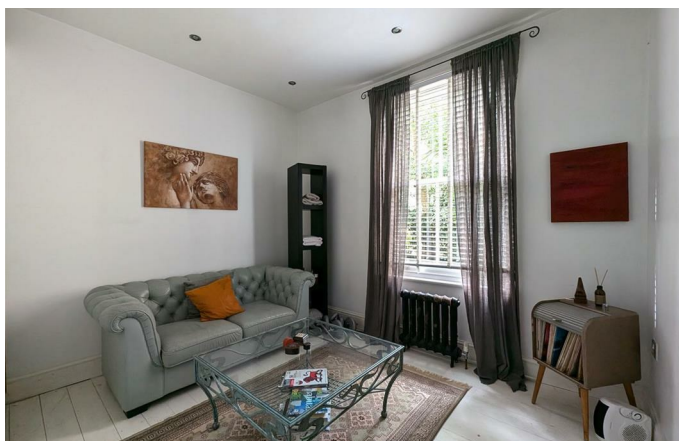
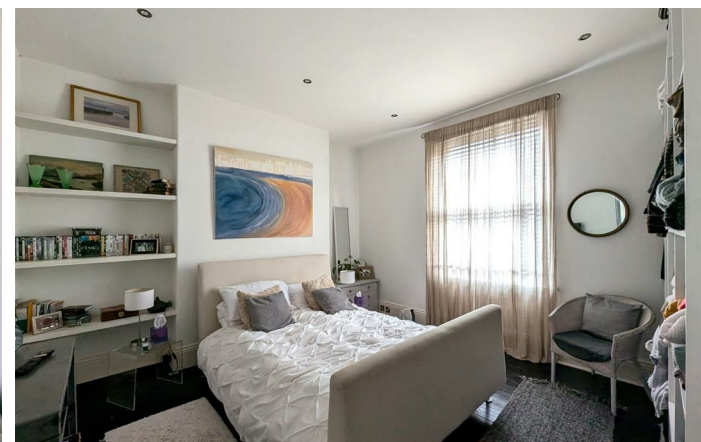
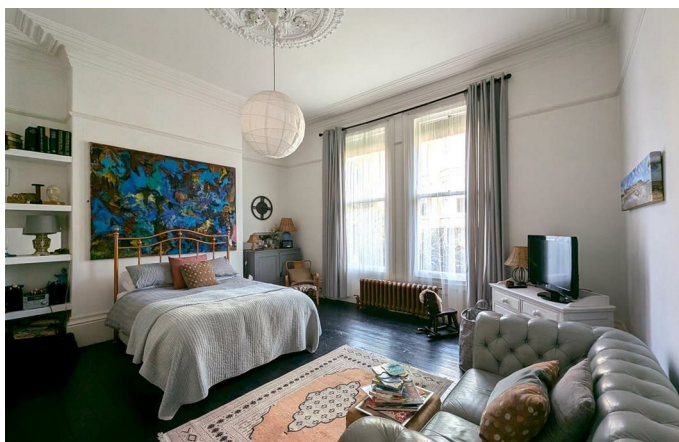
BEDROOM TWO

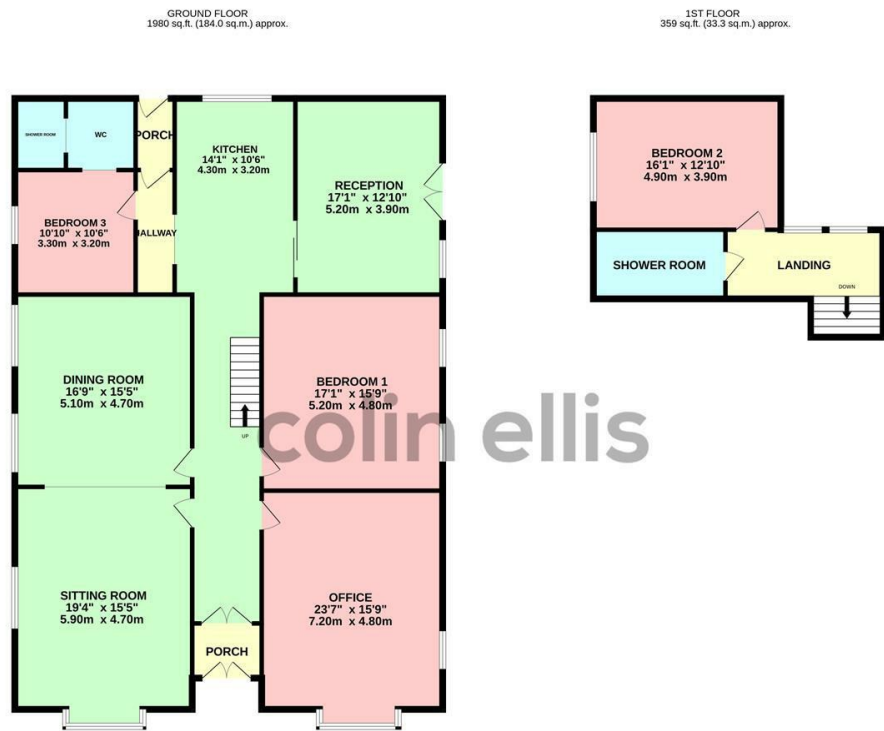
4.2 x 3.9 (13'9" x 12'9")

Cast iron radiator, sash window and power points.

OUTSIDE

Front, rear and side gated gardens.





Oriel Crescent - 18652911
Council Tax Band - C
Tenure - Leasehold

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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