



colin ellis

## Stepney Close, Scarborough, YO12 5DN

Nestled in the charming area of Stepney Close, Scarborough, this delightful detached Tudor-style house offers a perfect blend of character and modern living. With THREE RECEPTION ROOMS and a DOWN STAIRS BEDROOM with EN SUITE facilities, this property provides versatile living accommodation, ideal for families, multi generational living or those who enjoy entertaining guests.

The home boasts FOUR well-proportioned BEDROOMS, ensuring ample space. Additionally, there are two bathrooms with the POTENTIAL TO ADD AN EN SUITE TO THE MAIN BEDROOM. The house has been thoughtfully extended to cater to the needs of a busy household.

Situated in a popular location, this house benefits from being within close proximity to a secondary schools and a sixth form college.

With NO ONWARD CHAIN, its charming features and versatile spaces, it is an opportunity not to be missed.

Guide Price £495,000





## ENTRANCE HALL

Opening to hallway with store cupboard and return stairs.

## DINING ROOM

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

UPVC double glazed windows to the front and side, radiator.

## KITCHEN

5.9 x 2.6 (19'4" x 8'6")

UPVC double glazed window overlooking the rear garden, range of base and wall units with coordinating worktop, rear lobby with door to the rear garden.

## CLOAKS WC

WC and wash hand basin.

## LOUNGE

3.4 x 6.9 (11'1" x 22'7")

UPVC double glazed windows to the front and bi fold doors to the sun room, gas fire with feature surround

## SUN ROOM

6.1m x 3.5m (20'0" x 11'5")

UPVC double glazed windows and roof light, French doors opening to the patio, radiators.

## SHOWER ROOM / WC

1.9m x 1.7m (6'2" x 5'6")

UPVC double glazed window with frosted glass, walk in shower room with an overhead shower and a hand held spray, part tiled walls, wet room tiled floor.

## BEDROOM FOUR

3,60 x 2.95 (9'10", 196'10" x 9'8")

UPVC double glazed window to the side, doors opening to the sun room, radiator.

## FIRST FLOOR





## MAIN BEDROOM

4.3m x 3.6m (14'1" x 11'9")

UPVC double glazed bay window, radiator, over stairs storage cupboard

## DRESSING ROOM / POTENTIAL EN SUITE

2.9m x 2.5m (9'6" x 8'2")

UPVC double glazed windows with frosted glass, radiator. There is plumbing for an en suite under the floors so this could easily be converted into an en suite facility if required.

## BEDROOM TWO

6.2m x 2.9m (20'4" x 9'6")

UPVC double glazed windows overlooking the rear, radiator, fitted wardrobes to one side of the wall.

## BEDROOM THREE

3.9m x 3.6m (12'9" x 11'9")

UPVC double glazed windows to the front and side, radiator.

## OFFICE

2.4m x 1.6m (7'10" x 5'2")

UPVC double glazed window, bespoke hand made wall units with boiler and water cylinder behind.

## BATHROOM ROOM

2.4m x 2.5m (7'10" x 8'2")

UPVC double glazed windows with frosted glass, roll top bath, walk in shower, wash basin with vanity unit, radiator and part tiled walls.

## GARAGE

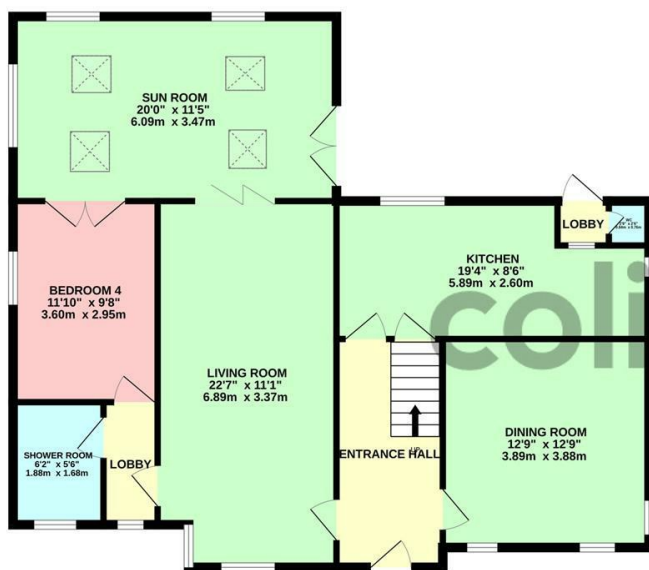
Good sized detached single garage with up and over door.

## OUTSIDE

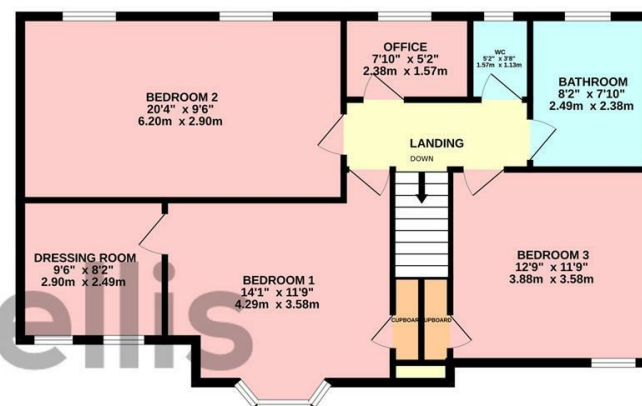
To the rear there is a patio paved area with steps leading down to the lawned garden with mature trees that offer a great deal of privacy.



GROUND FLOOR  
1072 sq.ft. (99.6 sq.m.) approx.



1ST FLOOR  
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 1922 sq.ft. (178.6 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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Stepney Close - 18675342

Council Tax Band - E

Tenure - Freehold

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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		
EU Directive 2002/91/EC		



Tel: 01723 363565

E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)

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