



colin ellis

Nares Street, Scarborough, YO12 7RR

Only a short walk away from Scarborough town centre and Manor Road Park this imposing FIVE BEDROOM MID TERRACED Victorian property is set over three floors offering spacious living accommodation. The property benefits from a MODERN KITCHEN and BATHROOMS, a rear garden and OFF ROAD PARKING with the added benefit of a downstairs WC and UTILITY ROOM. Viewing is highly recommended.

Guide Price £275,000

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ENTRANCE

Composite front door leading into vestibule with tiled floor, dado rail, cornicing and door to hallway.

HALLWAY

Dado rail, cornicing, radiator, new flooring and stairs to first floor.

LIVING ROOM

4.60 x 3.85 (15'1" x 12'7")

uPVC double glazed bay window, cornicing, ceiling light, ceiling rose, feature fireplace, new flooring radiator and door to hallway.

DINING ROOM

3.77 x 3.17 (12'4" x 10'4")

uPVC double glazed window, cornicing, ceiling light, dado rail, new flooring, understairs cupboard and door to kitchen.

KITCHEN

5.41 x 2.81 (17'8" x 9'2")

Fitted kitchen with bristle sink, wooden worktop, tiled splash back, gas hob, extractor, built in double oven, fridge freezer, freestanding dishwasher, radiator, two uPVC double glazed windows, ceiling spotlights, door to inner hallway and uPVC double glazed door into porch area.

PORCH AREA

2.01 x 2.29 (6'7" x 7'6")

Door from kitchen into porch with wall light, rear access door and electric wall heater.

INNER HALLWAY

Door to WC and door to utility.

WC

4.11 x 3.1 (13'5" x 10'2")

WC, hand basin, vanity unit, ceiling light, coving, radiator, uPVC double glazed window and door to inner hallway.

UTILITY ROOM

2.42 x 1.74 (7'11" x 5'8")

uPVC double glazed window, radiator, space for washing machine, fitted cupboards and door to inner hallway.

FIRST FLOOR LANDING

Two ceiling lights, dado rail, radiator and large storage cupboard.

BEDROOM ONE

5.04 x 3.72 (16'6" x 12'2")

Two uPVC double glazed windows with fitted blinds, radiator, built in wardrobe, ceiling light, ceiling rose, coving and door to landing.

BEDROOM TWO

3.81 x 3.14 (12'5" x 10'3")

uPVC double glazed window, radiator, ceiling light, ceiling rose, coving and door to landing.

BATHROOM

2.83 x 2.03 (9'3" x 6'7")

His and hers sinks, tiled walls, two modern radiators/towel rail, roll top bath, underfloor heating, ceiling spotlights, uPVC double glazed window, shaver socket and door to landing.

WC

1.42 x 1.39 (4'7" x 4'6")

WC, uPVC double glazed window, airing cupboard, ceiling light and door to landing.

SECOND FLOOR LANDING

Velux window, dado rail, ceiling light and large storage cupboard.

BEDROOM THREE

5.05 x 3.74 (16'6" x 12'3")

Large uPVC double glazed window with views over Scarborough, radiator, two ceiling light, loft access and door to landing.

BEDROOM FOUR

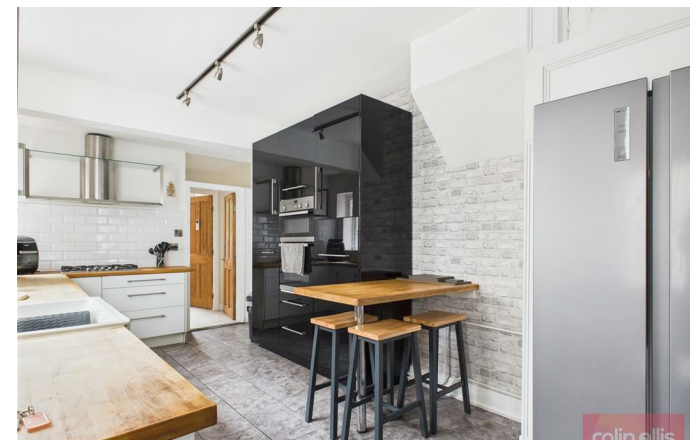
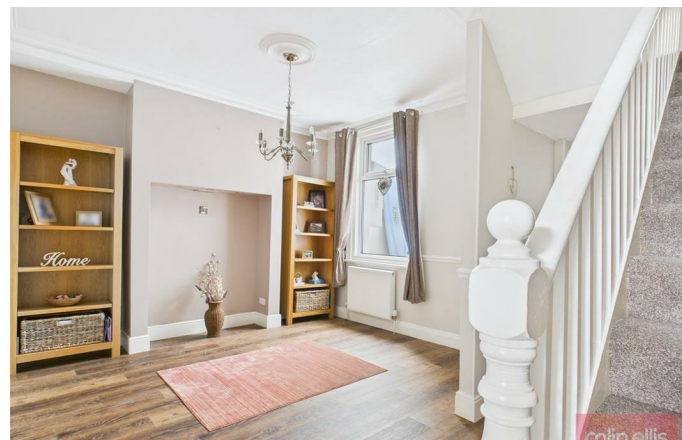
3.16 x 3.30 (10'4" x 10'9")

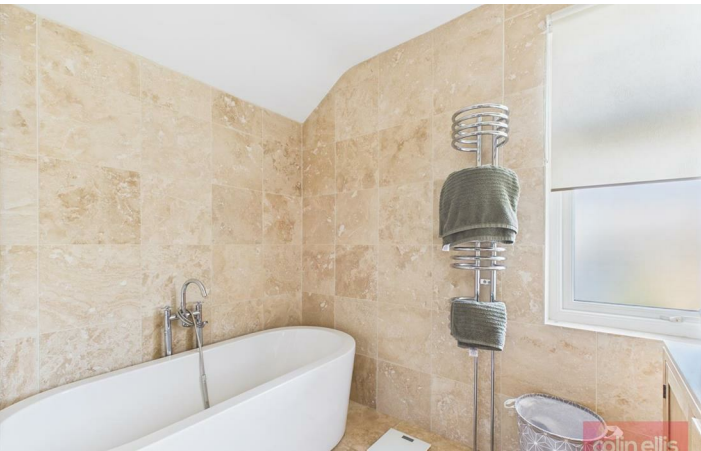
uPVC double glazed window, radiator, two sets of ceiling lights, fitted wardrobes and door to landing.

BEDROOM FIVE

2.86 x 2.61 (9'4" x 8'6")


Two uPVC double glazed windows, ceiling light, radiator and door to landing.







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 misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Nares Street - 18670157

Council Tax Band - C

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.



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