



colin ellis

Coldyhill Lane, Scarborough, YO12 6SF

Located on the popular North side of Scarborough this much loved spacious family home is offered to the market with no onward chain. With large reception rooms, four double bedrooms and a large kitchen this home is well placed for local shops and is close to a great local school. Outside this home has plenty of parking to the front and an enclosed garden to the rear with entertaining space and a double garage. Viewing is highly recommended.

Guide Price £380,000



ENTRANCE HALL

Stairs to first floor.

LOUNGE/DINER

8.2 x 6.3 (26'10" x 20'8")

Sliding patio doors to rear, exposed brick fireplace and power points.

OFFICE

3.4 x 2.5 (11'1" x 8'2")

Single radiator and power points.

KITCHEN

3.7 x 3.4 (12'1" x 11'1")

Base, wall and drawer units, tiled splash back, integrated oven and hob, space for fridge, freezer and dishwasher, sink/drain unit, mixer tap and power points.

UTILITY

3.6 x 1.8 (11'9" x 5'10")

Base and wall units, tiled splash back, space for washing machine and tumble dryer, sink/drain unit and mixer tap.

CLOAKROOM

Cloak room leading to wc.

LANDING

Airing cupboard, single radiator and power points.

BEDROOM ONE

5.2 x 4.2 (17'0" x 13'9")

Windows, double radiator and power points.

EN- SUITE

3.0 x 0.8 (9'10" x 2'7")



BEDROOM TWO

5.7 x 3.4 (18'8" x 11'1")

Window, single radiator and loft access with drop down ladder.

BATHROOM

3.0 x 2.0 (9'10" x 6'6")

Corner bath, basin with pedestal, low flush wc and shower cubicle.

BEDROOM THREE

4.2 x 3.1 (13'9" x 10'2")

Single radiator and power points.

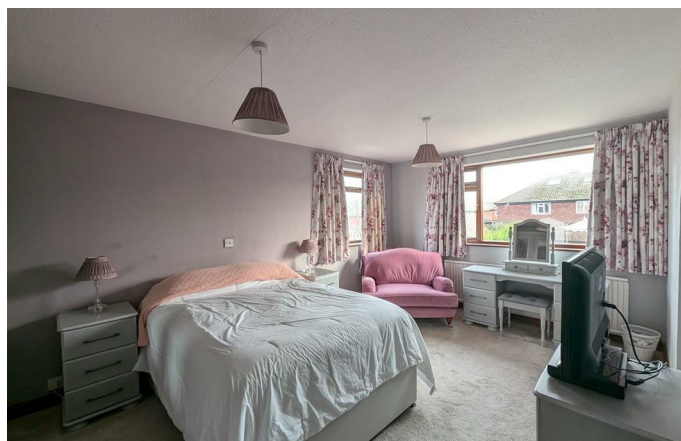
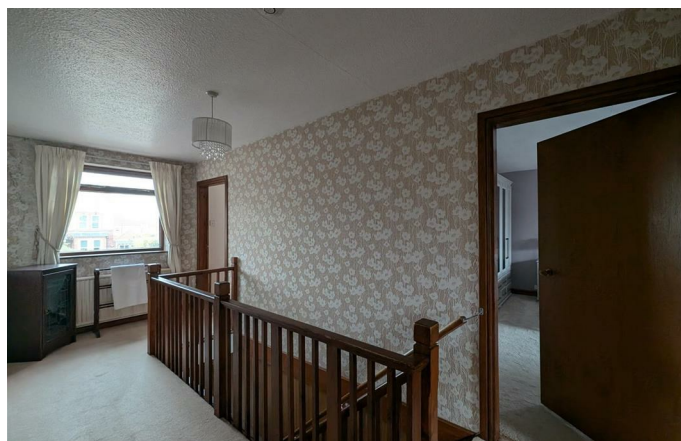
BEDROOM FOUR

4.0 x 3.5 (13'1" x 11'5")

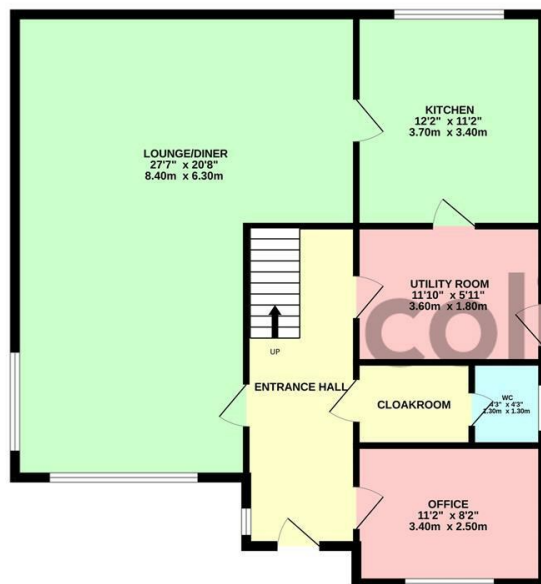
Single radiator and power points.

OUTSIDE

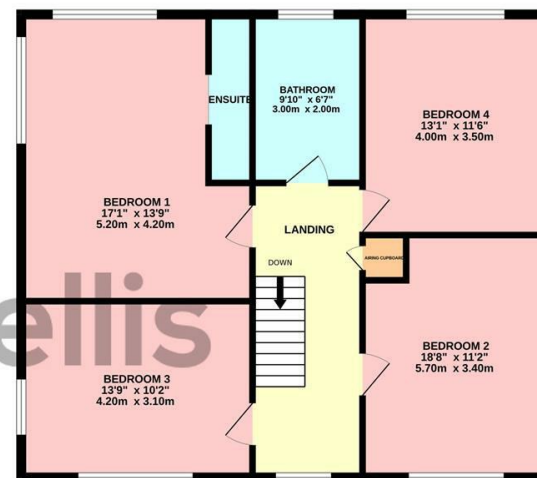
Detached garage, low maintenance rear south facing garden, patio and parking.



GROUND FLOOR
964 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR
867 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 1832 sq.ft. (170.2 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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Coldyhill Lane - 18614628
Council Tax Band - F
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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