



colin ellis

## North Street,, Scarborough, YO11 3UA

Situated in the village of Flixton, Scarborough, this delightful DETACHED HOUSE offers an ideal family home. With FOUR BEDROOMS, including a master suite complete with an EN SUITE bathroom, this property is designed to accommodate the needs of modern family living.

The house offers two reception rooms and the well-appointed MODERN KITCHEN is complemented by a convenient UTILITY ROOM. Outside, the property features a GARDEN with patio area then has a further grass area to the rear which would make a great play area, the property also has a DOUBLE GARAGE offering secure parking and additional storage options.

Whether you are looking to settle down or invest in a family-friendly environment, this property is sure to impress.

Guide Price £350,000





## ENTRANCE

Composite front door into entrance hall with coving, ceiling light, radiator and stairs to first floor.

## LIVING ROOM

6.27 x 3.41 (20'6" x 11'2")

uPVC double glazed window, uPVC double glazed doors out onto rear garden, two radiators, coving and two ceiling lights.

## DINING ROOM

3.48 x 3.50 (11'5" x 11'5")

uPVC double glazed window, radiator, coving and ceiling light.

## KITCHEN

3.92 x 2.61 (12'10" x 8'6")

Fitted kitchen with range of cupboards and drawers, built in oven and hob, composite sink, space for fridge freezer, space for dishwasher, two uPVC double glazed windows, radiator, pantry cupboard with fitted unit, worktop and wall light.

## UTILITY

2.63 x 1.94 (8'7" x 6'4")

uPVC double glazed window, fitted units, space for washing machine, sink, ceiling light and composite door out onto driveway.

## WC

1.44 x 1.64 (4'8" x 5'4")

WC, hand basin, heated towel rail/radiator and inset ceiling spotlights.

## FIRST FLOOR LANDING

Ceiling light.





## BEDROOM ONE

5.02 x 3.58 (16'5" x 11'8")

uPVC double glazed window, over stairs storage cupboard, coving, ceiling light and door to en-suite.

## EN SUITE

2.35 x 1.39 (7'8" x 4'6")

uPVC double glazed frosted window, walk in shower, WC, hand basin with vanity unit, heated towel rail/radiator, inset ceiling spotlights and extractor fan.

## BEDROOM TWO

3.49 x 3.64 (11'5" x 11'11")

uPVC double glazed window, radiator, ceiling light, loft access and above stairs storage cupboard.

## BEDROOM THREE

2.61 x 2.52 (8'6" x 8'3")

uPVC double glazed window, radiator and ceiling light.

## BEDROOM FOUR

2.67 x 2.23 (8'9" x 7'3")

uPVC double glazed window, ceiling light and radiator.

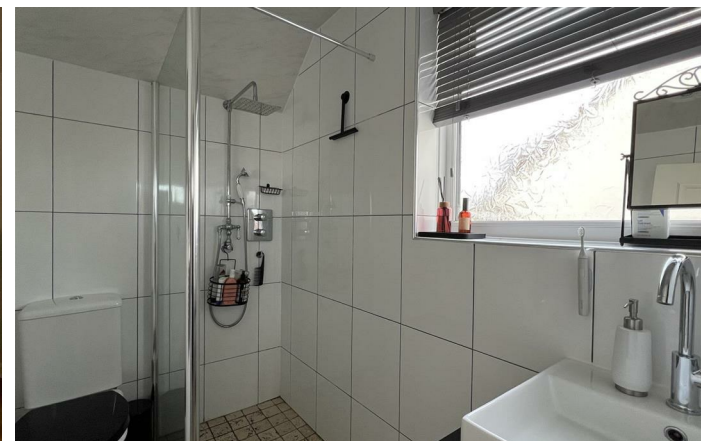
## BATHROOM

3.10 x 1.63 (10'2" x 5'4")

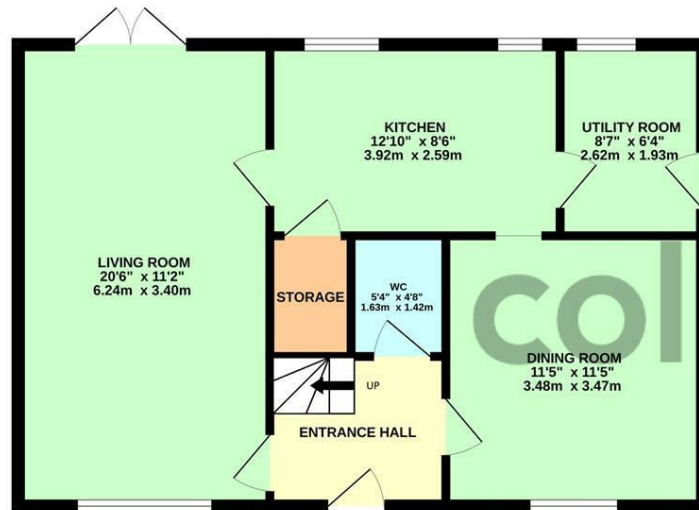
Bath with shower over, hand basin with vanity, WC, radiator, ceiling light and uPVC double glazed frosted window.

## OUTSIDE

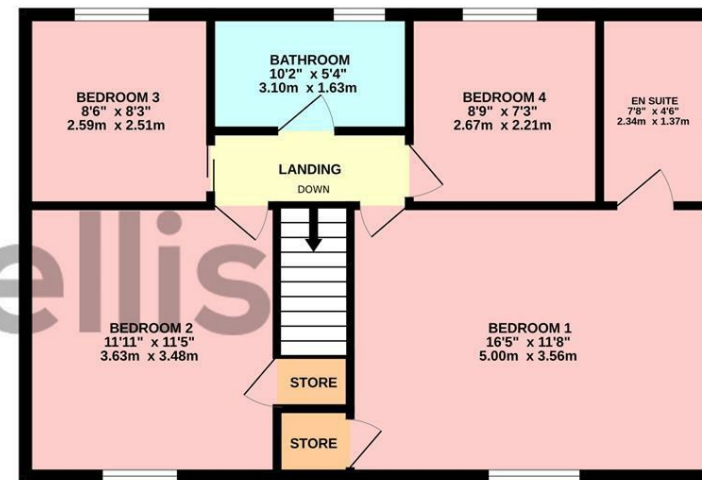
Gardens to the front and rear and driveway leading to a double garage.



GROUND FLOOR



1ST FLOOR



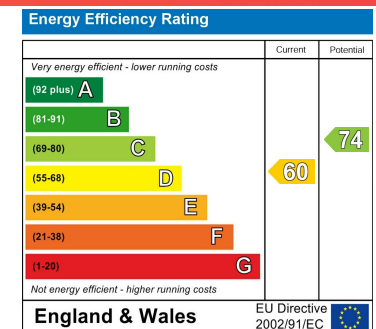
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**North Street, - 18678795**

**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.



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