



colin ellis

## North Cliff Gardens, Scarborough, YO12 6PR

Located only a short walk to the North Bay Beach this large semi detached family home has been extended to create an open plan kitchen diner, has five ample bedrooms and is nestled in a small cul de sac close to the golf course. With great features throughout and a modern bathroom this family home has off street parking, a garage, shops close by and is in a great school catchment area. Viewing is highly recommended.

Guide Price £350,000





## DESCRIPTION

This property briefly comprises of a entrance hall leading to to a open plan kitchen and diner with a range of cupboards and drawers, open wooden beams and patio doors to the rear garden. To the rear of the property there is a living room with open fire surround and door to the sun room leading to the rear garden. There is also a generously sized bedroom on the ground floor. To the front of the property is a bedroom/snug. The first floor has a spacious landing leading to three double bedrooms and a three piece family bathroom. Outside the property includes a rear garden, parking and a detached garage.

## KITCHEN

5.78 x 2.36 (18'11" x 7'8")

## DINER

4.55 x 4.60 (14'11" x 15'1")

## SUNROOM

3.59 x 2.13 (11'9" x 6'11")

## LIVING ROOM

3.38 x 3.58 (11'1" x 11'8")

## BEDROOM/SNUG

2.69 x 2.60 (8'9" x 8'6")

## WC

0.93 x 1.84 (3'0" x 6'0")

## LANDING

## BEDROOM

3.78 x 3.81 (12'4" x 12'5")

## BEDROOM

3.61 x 3.29 (11'10" x 10'9")

## BATHROOM

2.56 x 2.37 (8'4" x 7'9")

## BEDROOM

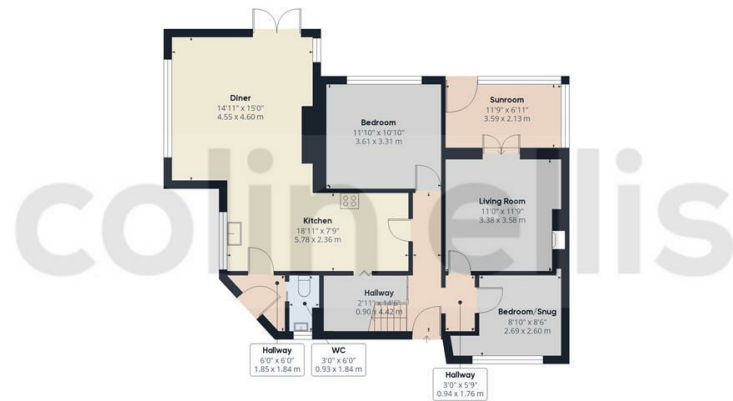
3.74 x 2.38 (12'3" x 7'9")











Floor 1



Floor 2



Approximate total area<sup>®</sup>  
1486.18 ft<sup>2</sup>  
138.07 m<sup>2</sup>

(1) Excluding balconies and terraces

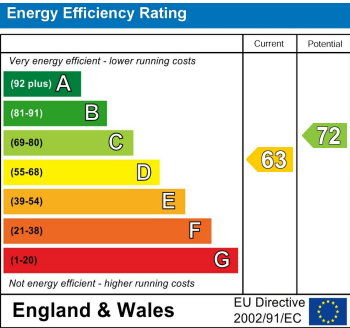
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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North Cliff Gardens - 18695017  
Council Tax Band - D  
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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