



colin ellis

Throxenby Lane, Scarborough, YO12 5HN

Positioned in a highly exclusive development of just three individually designed homes, this substantial five-bedroom detached property is set down a quiet private road and offers incredible potential for the discerning buyer.

This impressive double-fronted residence features two reception rooms, three bathrooms, and spacious accommodation throughout – making it ideal for large families or those looking to create a dream home in a highly desirable location.

Though the property would benefit from modernisation, it presents a unique opportunity to personalise and upgrade to one's own tastes.



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Guide Price £610,000

5

3

2

C

ENTRANCE HALL

7.67 x 2.92 (25'1" x 9'6")

DINING ROOM

3.64 x 3.43 (11'11" x 11'3")

LIVING ROOM

7.42 x 5.51 (24'4" x 18'0")

CONSERVATORY**WC**

1.05 x 1.75 (3'5" x 5'8")

KITCHEN

3.59 x 5.50 (11'9" x 18'0")

UTILITY

2.45 x 1.93 (8'0" x 6'3")

LANDING**BEDROOM**

3.89 x 4.37 (12'9" x 14'4")

EN-SUITE

2.05 x 2.12 (6'8" x 6'11")

BEDROOM

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

ENSUITE

3.40 x 1.98 (11'1" x 6'5")

BEDROOM

3.39 x 3.30 (11'1" x 10'9")

BEDROOM

2.82 x 3.39 (9'3" x 11'1")

BATHROOM

2.80 x 1.99 (9'2" x 6'6")

BEDROOM

2.82 x 2.39 (9'3" x 7'10")

**** ADDITIONAL INFORMATION ****

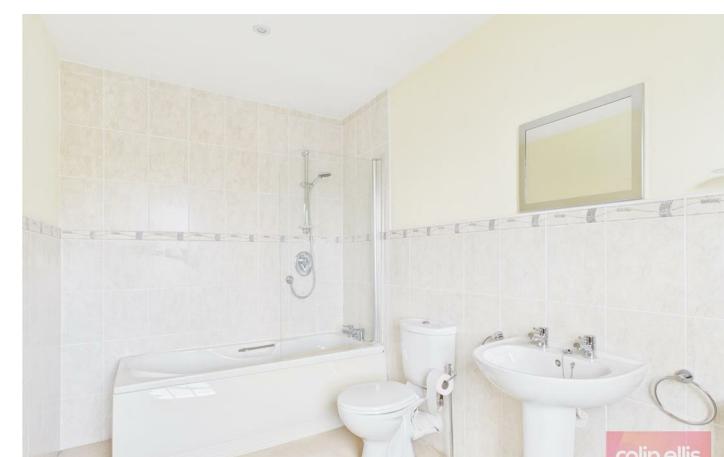
Prospective purchasers should be aware that there may be a badger sett within the garden. Buyers must rely on their own enquiries, surveys and legal advice.



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Throxenby Lane - 18708546

Council Tax Band - G

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	72	75
(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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