



colin ellis



Columbus Ravine,
Scarborough, YO12 7QZ

Guide Price £290,000

Situated in one of Scarborough's most sought after residential locations on the popular North Side, this substantial six-bedroom semi-detached family home offers versatile accommodation across three floors, making it an ideal purchase for growing families or those seeking a coastal residence close to a wealth of local amenities and attractions. Perfectly positioned just a stroll from the picturesque Peasholm Park, the North Bay beaches and Scarborough Open Air Theatre, the property enjoys a truly enviable location with excellent access to schools, shops, transport links and the town centre.

This fantastic home offers an exciting opportunity to acquire a spacious family property in a prime coastal setting. Early viewing is highly recommended to fully appreciate the accommodation and superb location on offer.

6 | 2 | 2 | EPC D

PROPERTY DESCRIPTION

This lovely property provides spacious and versatile accommodation throughout, ideal for growing families or those seeking a large coastal home in an enviable setting. The ground floor briefly comprises a welcoming entrance hallway with an attractive stained glass staircase window, a generous box bay fronted living room, separate dining room, fitted kitchen, utility area and a bright sun room overlooking the enclosed rear courtyard garden.

To the first floor are three bedrooms, a family bathroom and separate WC, while the second floor offers a further three bedrooms and an additional bathroom, creating flexible accommodation for larger families, guests or home working.

Externally, the property benefits from a paved frontage providing valuable off street parking together with an enclosed low-maintenance rear courtyard garden.

GROUND FLOOR

LIVING ROOM
4.71 x 3.82 (15'5" x 12'6")

DINING ROOM
4.08 x 3.63 (13'4" x 11'10")

KITCHEN
2.97 x 2.38 (9'8" x 7'9")

UTILITY AREA
1.40 x 0.79 (4'7" x 2'7")

SUN ROOM
2.89 x 2.81 (9'5" x 9'2")

FIRST FLOOR

BEDROOM
4.81 x 3.86 (15'9" x 12'7")

BEDROOM
4.07 x 3.67 (13'4" x 12'0")

BEDROOM
2.45 x 2.20 (8'0" x 7'2")

BATHROOM
2.06 x 2.37 (6'9" x 7'9")

WC
0.80 x 1.45 (2'7" x 4'9")

SECOND FLOOR

BEDROOM
3.38 x 3.42 (11'1" x 11'2")

BEDROOM
3.26 x 3.21 (10'8" x 10'6")

BEDROOM
2.29 x 2.45 (7'6" x 8'0")

BATHROOM
1.91 x 2.24 (6'3" x 7'4")







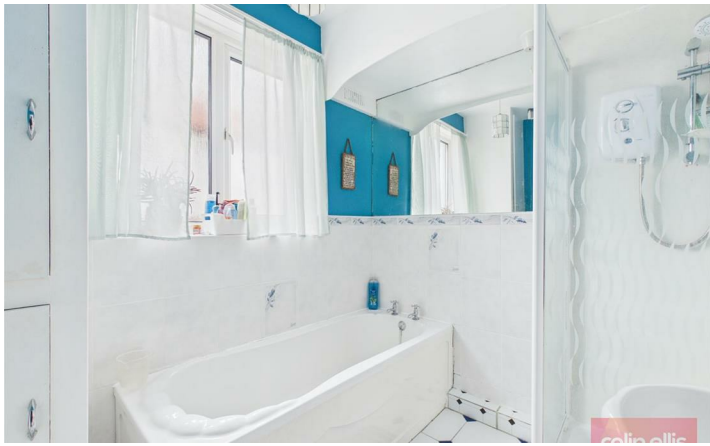














colin ellis

Approximate total area(1)

1519 ft²

141.1 m²

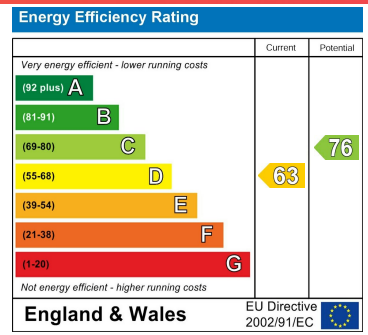
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Columbus Ravine - 18802185
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.



The Property Ombudsman
naea | propertymark PROTECTED
RICS Regulated by RICS
Zoopla
rightmove
OnTheMarket

Tel: 01723 363565
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk