

# colin ellis

## Langdale Road, Scarborough, YO12 7RA

This stunning four bedroom mid terrace property on the ever popular Langdale Road, Scarborough has been recently refurbished to a high standard throughout, offering spacious and stylish accommodation arranged over three floors.

Beautifully presented and finished with a contemporary feel throughout, this impressive home is ready to move straight into, making it an ideal purchase for families or buyers seeking a spacious, turn-key property close to local amenities and transport links.

EARLY VIEWING IS HIGHLY RECOMMENDED.



**Guide Price £192,000**

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## PROPERTY DESCRIPTION

Upon entering the property, you are welcomed into a bright entrance hallway leading through to a superb open-plan living and dining room. This generous space is perfect for modern family living and entertaining, featuring a bay window to the front elevation and tasteful contemporary décor throughout. To the rear of the ground floor is a newly fitted, modern kitchen boasting sleek cabinetry providing both practicality and style.

To the first floor are two bedrooms along with a beautifully appointed four piece family bathroom suite, complete with freestanding bath, separate shower enclosure, wash basin and WC. In addition, there is the added convenience of a separate WC. The second floor offers two further bedrooms, ideal for growing families, guests, or those requiring home office space.

Externally, the property benefits from a newly landscaped, low-maintenance rear yard finished with a modern resin surface, creating a clean and practical outdoor space. The yard is fully enclosed with newly installed timber fencing and gated access. There is also the added advantage of a useful outbuilding providing additional storage. This smart and well-presented outdoor area perfectly complements the high standard of refurbishment throughout the home.

### LIVING ROOM

4.25 x 3.24 (13'11" x 10'7")

### DINING ROOM

3.90 x 3.43 (12'9" x 11'3")

### KITCHEN

4.49 x 2.22 (14'8" x 7'3")

### BEDROOM

3.66 x 4.44 (12'0" x 14'6")

### BEDROOM

3.88 x 2.65 (12'8" x 8'8")

### BATHROOM

3.01 x 2.18 (9'10" x 7'1")

### WC

1.31 x 0.86 (4'3" x 2'9")

### BEDROOM

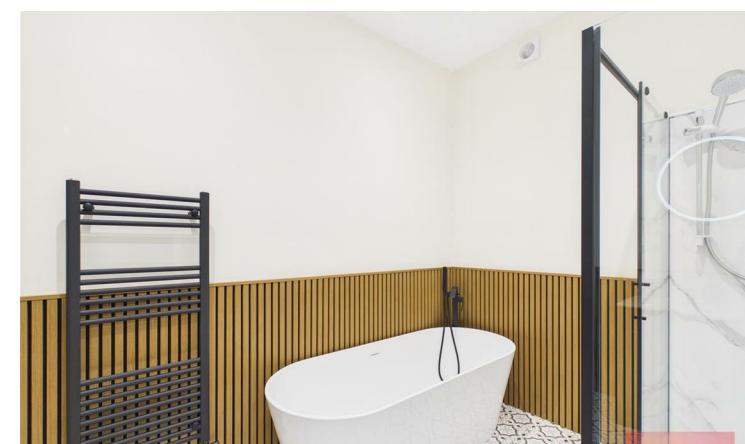
3.70 x 3.98 (12'1" x 13'0")

### BEDROOM

3.89 x 2.66 (12'9" x 8'8")

Please note these details have not yet been approved by our vendor(s).







Langdale Road - 18780699

## **Council Tax Band - B**

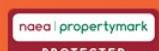
### Tenure - Freehold

**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

Rating	Score Range	Color	Notes
A	(92 plus)	Dark Green	Very energy efficient - lower running costs
B	(81-91)	Medium Green	
C	(69-80)	Light Green	
D	(55-68)	Yellow	
E	(39-54)	Orange	
F	(21-38)	Red	
G	(1-20)	Dark Red	Not energy efficient - higher running costs

EU Directive 2002/91/EC



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