



# colin ellis



# Guide Price £350,000

# Cavalry Court, Scarborough, YO12 6QQ

This delightful detached house offers a perfect blend of comfort and convenience. With four bedrooms, including a master suite complete with an ensuite bathroom, this property is ideal for families seeking both space and privacy.

The home boasts two inviting reception rooms, providing ample space and a downstairs WC adds convenience. A sun room adds a touch of brightness, creating a lovely spot to enjoy the garden views throughout the

Outside, the enclosed rear garden offers a safe haven for children to play and for adults to unwind. Additionally, the garage and ample parking space provide convenience for multiple vehicles.

Situated close to the picturesque North Bay and its attractions, this location is perfect for those who appreciate coastal living. Whether you enjoy leisurely strolls along the beach or exploring local amenities, this home is ideally positioned to take advantage of all that Scarborough has to offer.











#### PROPERTY DESCRIPTION

The property briefly comprises; entrance hallway with stairs to first floor landing and under stairs storage cupboard, bay fronted living room, dining room with sliding door into sun room, kitchen and a WC. To the first floor are four bedrooms with an en suite to the main bedroom, the first floor accommodation is completed by a family bathroom. Externally there is an enclosed rear garden and to the front is parking and an integral garage.

#### LIVING ROOM

5.46 x 3.49 (17'10" x 11'5")

#### **DINING ROOM**

3.32 x 3.52 (10'10" x 11'6")

#### **SUN ROOM**

3.01 x 2.97 (9'10" x 9'8")

#### **KITCHEN**

2.80 x 4.55 (9'2" x 14'11")

# WC

0.93 x 2.30 (3'0" x 7'6")

## **BEDROOM**

3.54 x 3.51 (11'7" x 11'6")

# **EN SUITE**

1.72 x 2.67 (5'7" x 8'9")

# **BEDROOM**

3.59 x 3.53 (11'9" x 11'6")

## **BEDROOM**

3.46 x 2.69 (11'4" x 8'9")

## **BEDROOM**

2.86 x 2.65 (9'4" x 8'8")

# **BATHROOM**

1.68 x 2.73 (5'6" x 8'11")















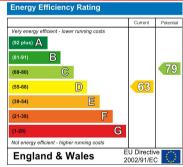






**Cavalry Court - 18698201** Council Tax Band - E **Tenure - Freehold** 

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Tel: 01723 363565 E-mail: info@colinellis.co.uk **RESIDENTIAL & COMMERCIAL SALES LETTINGS CHARTERED SURVEYOR** 

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