



colin ellis

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 seasons.

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.

Guide Price £350,000



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")







Floor 2



Floor 2

Approximate total area⁷⁰

1304.04 ft²

121.15 m²

(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 are based on RICS IPMS 3C standard

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>63</p>	<p>79</p>



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