



colin ellis

## Columbus Ravine, Scarborough, YO12 7QZ

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.

Guide Price £300,000

 6	 2
 2	

## 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")







Approximate total area<sup>(1)</sup>  
 1519 ft<sup>2</sup>  
 141.1 m<sup>2</sup>

(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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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

RESIDENTIAL & COMMERCIAL SALES  
 LETTINGS CHARTERED SURVEYOR

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