colin ellis

Stepney Avenue,
Scarborough, YO12 5BW

Guide Price £299,950

A distinctive four bedroom link-detached family home situated on the popular Stepney Avenue in Scarborough. Arranged over three floors, the property offers generous and versatile accommodation with a wealth of character features, including a spacious bay fronted living room and a second reception room currently used as a library/home office.

Further benefits include a fitted kitchen, separate utility room, family bathroom, attached garage and an attractive enclosed rear garden with lawn and patio areas.

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PROPERTY DESCRIPTION

This attractive and individual four bedroom link-detached home occupies a pleasant position on Stepney Avenue and offers generously proportioned accommodation arranged over three floors. Retaining a number of character features throughout, the property provides flexible living space well suited to family life.

The accommodation opens into a welcoming entrance area with attractive stained and leaded glazing, leading through to the main hallway. The living room is a particularly spacious reception room, featuring a large bay window overlooking the rear garden and allowing plenty of natural light into the space. A traditional fireplace with inset stove creates an appealing focal point and adds to the character of the room. A second reception room, currently used as a library/home office, provides a versatile additional space which could equally be utilised as a dining room, snug or further sitting room to suit individual requirements. The kitchen is fitted with a range of units and work surfaces, with space for appliances and informal dining. An adjoining utility room provides useful additional storage and household space, while the attached garage offers further practicality.

To the first floor are three bedrooms, including a generous principal bedroom with a feature fireplace. The remaining bedrooms provide comfortable accommodation for family members or guests. Completing this floor is the family bathroom, which includes a bath with shower over and a distinctive arched leaded glass window. A staircase rises to the second floor, where the fourth bedroom provides an appealing and characterful space beneath the roofline. This level also benefits from a substantial adjoining storage area.

Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn with established planting and paved patio areas providing an ideal setting for outdoor seating, dining and entertaining.

Offering generous accommodation, two versatile reception rooms, four bedrooms, an attached garage and an established rear garden, this characterful home represents an excellent opportunity to acquire a substantial property in a popular Scarborough location.

LIVING ROOM
5.35 x 4.52 (17'6" x 14'9")

DINING ROOM/LOUNGE
3.63 x 3.47 (11'10" x 11'4")

KITCHEN
4.81 x 3.23 (15'9" x 10'7")

UTILITY ROOM
2.26 x 2.35 (7'4" x 7'8")

BEDROOM
4.37 x 3.89 (14'4" x 12'9")

BEDROOM
2.99 x 2.54 (9'9" x 8'3")

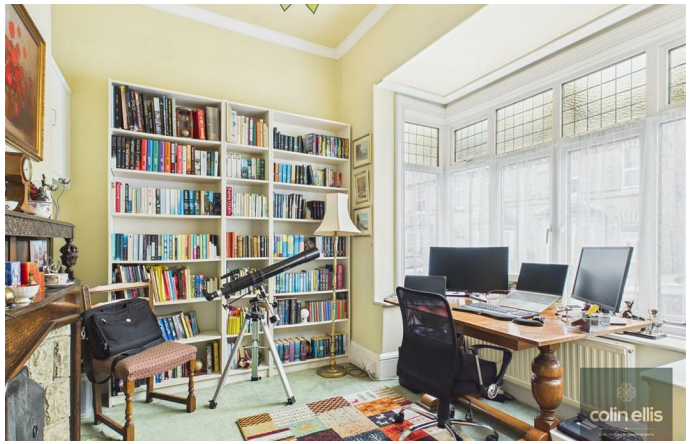
BEDROOM
2.97 x 2.26 (9'8" x 7'4")

BATHROOM
2.00 x 1.68 (6'6" x 5'6")

BEDROOM
4.06 x 3.27 (13'3" x 10'8")

STORAGE
4.66 x 2.07 (15'3" x 6'9")

GARAGE
2.28 x 4.13 (7'5" x 13'6")



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Floor 1

Floor 2

Floor 3

Approximate total area(1)

1386 ft²

128.9 m²

Reduced headroom

71 ft²

6.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360

Stepney Avenue - 18839347
Council Tax Band - C
Tenure - Freehold

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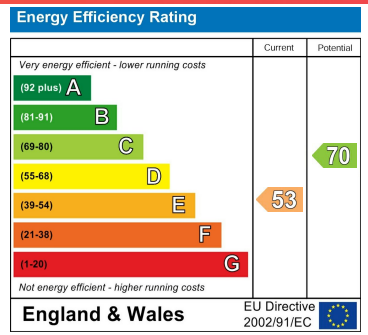

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