





colin ellis

Manor Gardens,

Scarborough, YO12 7RS

Guide Price £230,000

A substantial five bedroom semi detached family home offering spacious and versatile accommodation arranged over three floors. Retaining attractive period features, including bay windows, and an arched entrance, this charming property presents an excellent opportunity for buyers looking to modernise and create a wonderful family home. Benefiting from two reception rooms, uPVC windows, a ground floor WC, established front and rear gardens, the property offers considerable potential.

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PROPERTY DESCRIPTION

This attractive and generously proportioned five bedroom semi detached residence offers a wealth of character and potential, with versatile accommodation arranged over three floors. Requiring modernisation, the property provides an exciting opportunity for purchasers to put their own stamp on a traditional family home.

The ground floor accommodation briefly comprises an attractive arched entrance opening into a welcoming hallway, a spacious bay fronted living room featuring a fireplace, and a separate dining room with French doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units and benefits from a side entrance door. A convenient ground floor WC completes the accommodation on this level.

To the first floor are three bedrooms, including two generously proportioned double bedrooms and a further single bedroom, ideal for use as a nursery or home office. The principal bedroom enjoys an attractive bay window, whilst a wet room and separate WC serve this floor.

A further staircase leads to the second floor, where there are two additional bedrooms with dormer windows, providing flexible accommodation for a growing family, guests or those working from home. Accessed directly from the landing is an additional room, with lighting, which would be particularly useful room.

Externally, the property enjoys an established front garden with mature shrubs, planted borders and a pathway leading to the entrance. To the rear is an enclosed garden, predominantly laid to lawn with mature planting and a paved seating area, providing a pleasant space for outdoor relaxation and entertaining. The property further benefits from a timber storage shed and gated rear access for pedestrians and vehicle.

Combining traditional charm with spacious accommodation and excellent scope for improvement, this delightful property is sure to appeal to a variety of purchasers seeking a home they can tailor to their own requirements. Viewing is highly recommended to appreciate the accommodation and potential on offer.

LIVING ROOM
3.73 x 4.05 (12'2" x 13'3")

DINING ROOM
3.28 x 3.97 (10'9" x 13'0")

W C
1.11 x 1.19 (3'7" x 3'10")

KITCHEN
2.48 x 3.39 (8'1" x 11'1")

BEDROOM
3.31 x 4.14 (10'10" x 13'6")

BEDROOM
3.28 x 4.01 (10'9" x 13'1")

BEDROOM
2.51 x 2.00 (8'2" x 6'6")

WETROOM
2.45 x 1.60 (8'0" x 5'2")

W C
1.51 x 0.80 (4'11" x 2'7")

BEDROOM
3.01 x 2.57 (9'10" x 8'5")

BEDROOM
3.02 x 2.44 (9'10" x 8'0")

ADDITIONAL ROOM
1.59 x 2.58 (5'2" x 8'5")
With lighting








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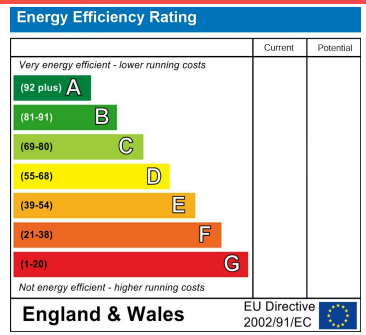

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Manor Gardens - 18863713
Council Tax Band - B
Tenure - Freehold

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.



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