

colin ellis



Sandybed Crescent, Scarborough, YO12 5LS

£425,000

*** Colin Ellis welcome to the market a substantial FOUR bedroom, THREE reception room, DETACHED home which offers spacious accommodation throughout. This fantastic home has been tastefully renovated and well maintained. Being located in a HIGHLY SOUGHT after area we do not see this property being on the market for long. ***



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LOCATION

From Scarborough Railway Station proceed down Westborough onto Falsgrave. Continue along onto Stepney Road, at the roundabout turn left onto Sandybed Lane and left onto Sandybed Crescent.





ENTRANCE HALL

uPVC double doors leading to hallway, wood style floor, radiator, power points, understairs cupboard, spindled staircase leading to the first floor.

SITTING ROOM

17' 4" x 11' 11" (5.3m x 3.65m)

uPVC D/G window to front, radiator, feature fireplace, wall lighting, power points and featured doors leading to conservatory.

CONSERVATORY

11' 9" x 9' 10" (3.6m x 3.0m)

uPVC D/G window to side and rear aspect, radiator, wood effect flooring, power points, door leading to rear.

DINING ROOM

13' 10" x 11' 9" (4.22m x 3.6m)

Duel aspect uPVC D/G window to front and side, radiator, power points.

KITCHEN/BREAKFAST ROOM

13' 6" x 11' 9" (4.13m x 3.6m)

uPVC D/G window to the side aspect, Cotswold stone style floor, range of wall and base units with roll top work surfaces, sink and drainer unit, tiled splashback, electric oven and grill, gas hob, spot lighting, extractor hood and power points.

BOOT ROOM

7' 10" x 6' 2" (2.4m x 1.9m)

uPVC D/G doors leading to either the drive/garage or rear garden and spot lighting.

SUN ROOM

10' 3" x 10' 3" (3.13m x 3.13m)

Duel aspect uPVC double glazed windows to the side and rear, wood style flooring and spot lighting.

DOWNSTAIRS W/C

Two, uPVC D/G window to rear aspect, radiator, low flush WC, wash hand basin.





LANDING

uPVC double glazed window to side aspect, spindled return staircase and wood style flooring.

MASTER BEDROOM

11' 9" x 11' 9" (3.6m x 3.6m)

uPVC D/G window to rear aspect, wood style flooring, radiator and power points.

ENSUITE

UPVC D/G window to rear aspect, ladder radiator, fully tiled shower cubicle with power, wash hand basin and tiled walls.



BEDROOM TWO

13' 10" x 11' 10" (4.24m x 3.63m)

uPVC D/G window to front aspect, wood style flooring, radiator and power points.

BEDROOM THREE

11' 9" x 9' 10" (3.6m x 3.02m)

uPVC D/G window to front aspect, wood style flooring, radiator and power points.

BEDROOM FOUR

6' 6" x 9' 10" (2.0m x 3.02m)

uPVC D/G window to front aspect, wood style flooring, radiator and power points.

FAMILY BATHROOM

11' 10" x 7' 4" (3.61m x 2.25m)

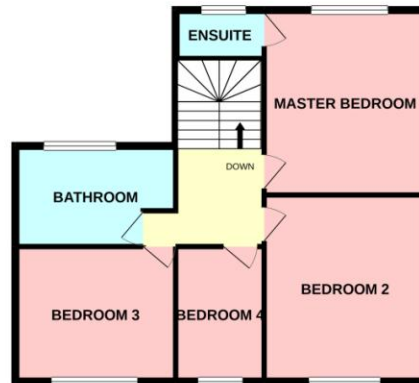
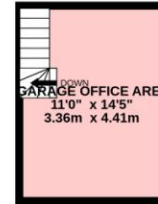
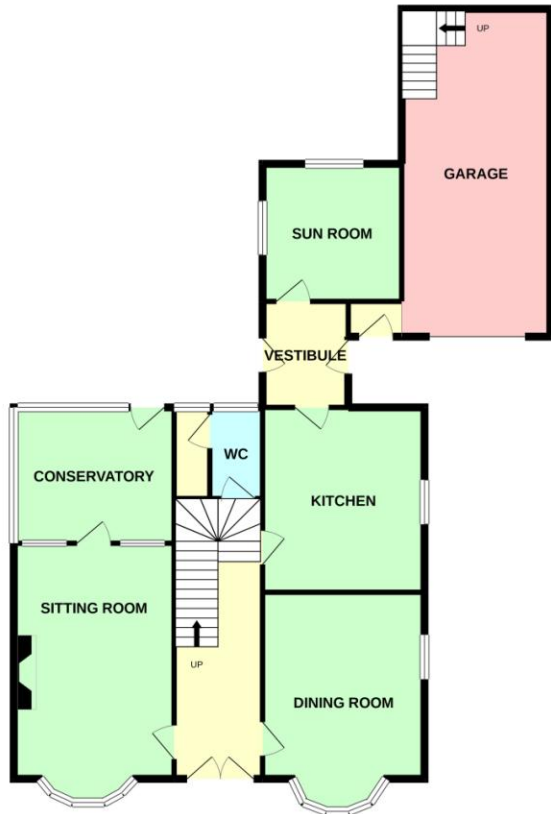
uPVC D/G window to rear aspect, ladder radiator, three piece bathroom suite comprising of, corner bath with mixer taps, low flush wc, wash hand basin with pedestal, shower cubicle with power and tiled walls.





GROUND FLOOR
1282 sq.ft. (119.1 sq.m.) approx.

1ST FLOOR
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA : 2158 sq.ft. (200.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OUTSIDE

Stairs leading to low maintenance well presented front garden, followed by Indian style slate paving leading to the rear garden. To the rear there is a low maintenance garden and stairs leading to the attractive summer garden. Drive with ample parking and access to the garage.

GARAGE (GROUND FLOOR)

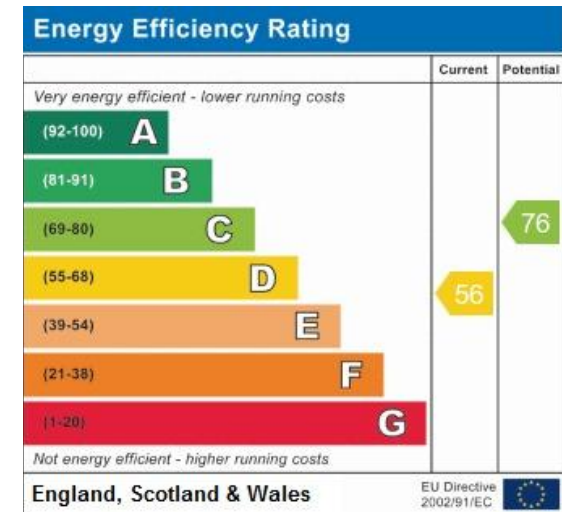
22' 7" x 10' 9" (6.90m x 3.30m)

Electric garage door, cavity walls and stairs leading to loft space.

GARAGE (FIRST FLOOR)

11' 0" x 11' 0" (3.36m x 3.36m)

Would be ideal as a hobbies area/office.



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.

Council Tax Band: Band D



Sandybed Crescent - Reference Number: 10746



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