

colin ellis



Hay Brow Crescent, Scalby, Scarborough, YO13 0SG

Guide Price of £499,950

***A MODERN, well presented GATED ACCESSED, DETACHED BUNGALOW occupying an impressive plot, situated within a CUL DE SAC in the HIGHLY SOUGHT AFTER Scalby area. With fabulous private gardens, private WOODS with a STREAM, this immaculate home benefits from open spacious and light accommodation throughout ***



Briefly comprising of: entrance hall with storage room, modern dual aspect kitchen/diner with door leading to utility room. Lounge with dual aspect feature fireplace leading to sitting area, office area and conservatory. Modern bathroom suite with 'his and hers' sinks, master bedroom and en-suite shower room and three further bedrooms.

Outside the property is set on a generous plot with lawned garden to the front with ample parking. The rear offers a private well stocked garden with two decked areas and a woodland area with a stream,

Scalby is a well regarded and sought-after village situated approx. three miles to the north of the sea-side town of Scarborough.

LOCATION

From Scarborough Railway Station, proceed up Westborough onto Falsgrave, turn right onto Scalby Road, turn left at the Rossette pub onto Hackness Road, over the bridge bearing left with Hay Brow Crescent off on the right hand side.



ENTRANCE HALL

uPVC double glazed door to the front aspect, wood style flooring, store room, cupboards and power points.

LOUNGE 23' 9" x 13' 1" (7.24m x 4.01m)

uPVC double glazed window and doors to the front aspect, dual aspect feature fireplace, and power points.



KITCHEN/DINER 18' 5" x 21' 10" (5.62m x 6.68m)

uPVC double glazed windows to the front and side aspect, a range of wall and base units with roll top work surfaces, splash back, sink and drainer unit, integrated fridge and freezer, electric oven and hob, extractor fan, wood style flooring and power points.

UTILITY ROOM 9' 8" x 6' 1" (2.96m x 1.86m)

uPVC double glazed window to the side and double glazed door to the rear, base units with roll top work surfaces, tiled splash back, space for washing machine, sink and drainer unit and power points.

CONSERVATORY 12' 7" x 7' 9" (3.84m x 2.37m)

uPVC double glazed window to the side and rear, double doors leading to the garden, wood style flooring and power points.

BATHROOM 9' 0" x 6' 3" (2.76m x 1.91m)

Two uPVC double glazed windows to the front, three piece bathroom suite comprising of 'his and hers' wash hand basins, shower cubicle with rainforest shower head, low level flush W/C, airing cupboard, tiled walls and extractor fan.

MASTER BEDROOM 14' 5" x 11' 8" (4.40m x 3.57m)

Two uPVC double glazed windows to the rear, radiator and power points.

ENSUITE

uPVC double glazed window to the rear, fully tiled shower cubicle with power, low level flush W/C, hand wash basin and mirror with featured tiled surround.



BEDROOM 2 15' 8" x 9' 10" (4.80m x 3.01m)

uPVC double glazed window to the rear, inbuilt wardrobes, radiator and power points.

BEDROOM 3 11' 7" x 9' 10" (3.55m x 3.01m)

uPVC double glazed window to the rear, built in wardrobes, radiator and power points.

BEDROOM 4 11' 7" x 7' 10" (3.55m x 2.41m)

uPVC double glazed window to the front, radiator and power points.

OUTSIDE

Gated access to blocked paved drive, front garden and stocked borders. The rear offers private garden, two decked areas overlooking the rear woods and stream. Well stocked borders and patio area.

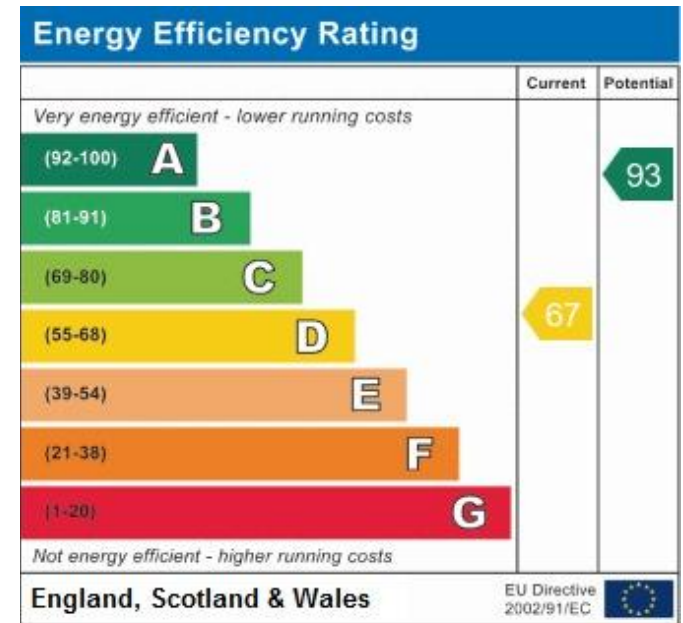




GROUND FLOOR



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.
Made with Metropix ©2021



Address:
Hay Brow Crescent

Hay Brow Crescent - Reference Number: 10931

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 E



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

RESIDENTIAL & COMMERCIAL SALES
CHARTERED SURVEYOR

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