



# colin ellis

**Briercliffe Road,  
Scarborough, YO12 6NS**

A well presented mid-terrace property with large rear garden. The property itself offers good living throughout and has a larger than average entrance hall which leads to the front lounge and rear kitchen / diner. Available for sale with no onward chain.



**Guide Price £120,000**

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## ENTRANCE HALL

A spacious hallway with UPVC front door, UPVC double glazed window to front and stairs to first floor landing.

## LOUNGE

12' 1" x 11' 5" (3.7m x 3.5m)

With UPVC double glazed window overlooking front, radiator, power points and feature fireplace.

## KITCHEN/DINER

18' 8" x 9' 10" (5.7m x 3m)

Fitted kitchen with range of base and wall units and dark roll top work surfaces, sink and drainer unit, plumbing for automatic washing machine, space for fridge freezer, built in electric oven and gas hob, cupboard housing boiler (new boiler fitted 3 months ago), power points, radiator, UPVC double glazed window overlooking rear garden, UPVC door to rear.





#### **BEDROOM ONE**

11' 9" x 11' 5" (3.6m x 3.5m)

Spacious and light room with UPVC double glazed window overlooking the rear, radiator and power points.

#### **BEDROOM TWO**

13' 9" x 10' 9" (4.2 m x 3.3m)

Spacious and bright room with UPVC double glazed window overlooking front, radiator and power points.

#### **BEDROOM THREE**

8' 10" x 7' 2" (2.7m x 2.2m)

With double glazed window overlooking front with radiator and power points.

#### **BATHROOM**

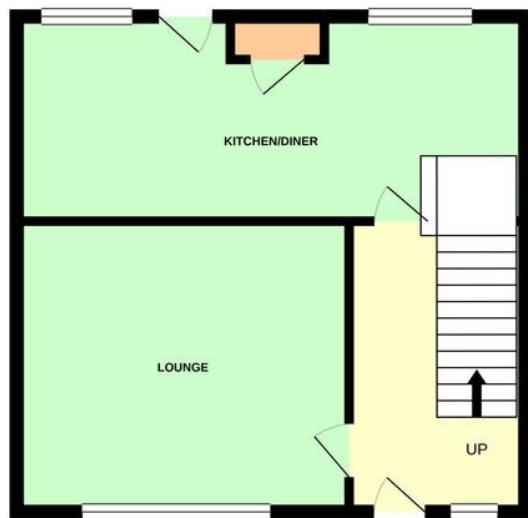
Three piece bathroom suite with shower over bath, low flush WC and wash basin with pedestal. Fully tiled walls, radiator and UPVC double glazed window with frosted glass overlooking the rear.

#### **OUTSIDE**

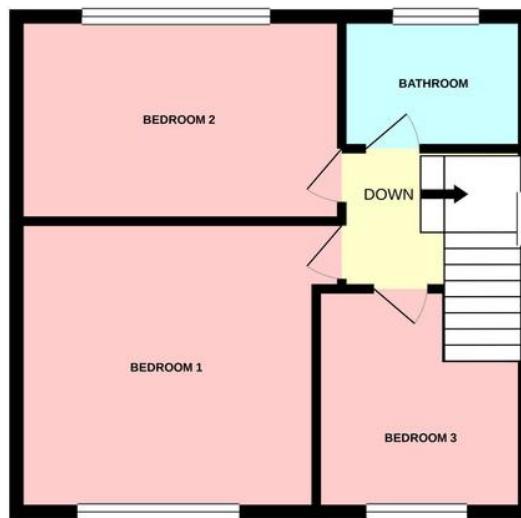
Large rear garden laid mainly to lawn, patio area, side entrance and brick built out-store.



GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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 guidance 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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Briercliffe Road: Reference Number: 10996

Council Tax Band: Band

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			
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