



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**







### ENTRANCE HALL

A spacious hallway with UPVC front door, UPVD 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**

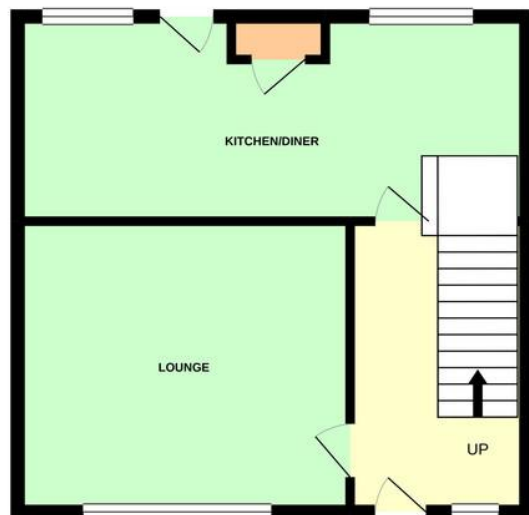
Three piece bathroom suite with shower over bath, low flush WC and wash basin with pedestal. Fully tiled walls, radiator and UPVC double glazed window with frosted glass overlooking the rear.

### **OUTSIDE**

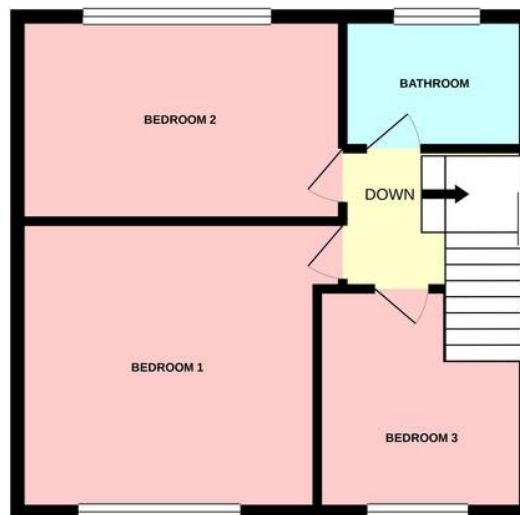
Large rear garden laid mainly to lawn, patio area, side entrance and brick built out-store.



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.

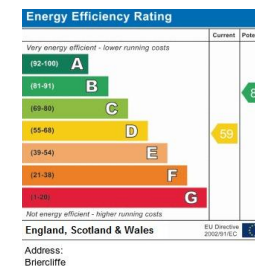
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Briercliffe Road: Reference Number: 10996

Council Tax Band: Band

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