



colin ellis

**Scalby Avenue,  
Scarborough, YO12 6HP**

Colin Ellis welcome to the market this SOUGHT AFTER home in the NORTHSIDE of Scarborough. Offering a WOOD BURNER in the lounge, KITCHEN/DINER, AMPLE PARKING and a SOUTH FACING GARDEN, we do not see this property staying on the market for long. CALL NOW to arrange a viewing on 01723 363565.

**Price Guide £275,000**







Briefly comprising of; porch leading to entrance hall, bay fronted lounge with a wood burner, kitchen/diner with sliding doors leading to balcony area.

The first floor offers a bay fronted master bedroom, two bedrooms and a family bathroom. Stairs leading to the second floor where there are a further two bedrooms.

To the rear is a large south facing garden with outhouses and sheds to the bottom which has been great as an entertaining and work area.

To the front of the property is parking for three cars and access to the side leading to rear garden.

Being located in Newby this well presented home offers excellent access to a wealth of local amenities including supermarket, library, doctors surgery, Scarborough hospital, a choice of junior and secondary schools plus excellent public transport links making this an excellent all round family home.

Internal viewing is highly recommended!

#### **PORCH**

6' 7" x 5' 4" (2.009m x 1.636m)

Velux window, composite door, double glazed windows, power point.

#### **ENTRANCE HALL**

Cupboard, power points, stairs leading to first floor landing.







#### **LOUNGE**

13' 10" x 10' 10" (4.233m x 3.320m)

uPVC double glazed bay window to front, feature fireplace with wood burner, power points.

#### **KITCHEN/DINER**

17' 4" x 16' 3" (5.301m x 4.969m)

uPVC double glazed windows to side and rear, uPVC double glazed french doors, range of wall and base units with roll top work surfaces, tiled splash back, plumbed for washing machine, sink and drainer unit. electric oven and gas hob, extractor hood, power points.



#### **FIRST FLOOR LANDING**

uPVC double glazed window to side, cupboard, power points, stairs to second floor with feature lighting.

#### **BEDROOM ONE**

13' 8" x 10' 9" (4.171m x 3.301m)

uPVC double glazed bay window to front, fitted wardrobes, radiator, power points.

#### **BEDROOM TWO**

12' 1" x 8' 10" (3.7m x 2.7m)

uPVC double glazed window to rear, radiator, cupboard, power points.



#### **BEDROOM THREE**

7' 3" x 6' 5" (2.233m x 1.965m)

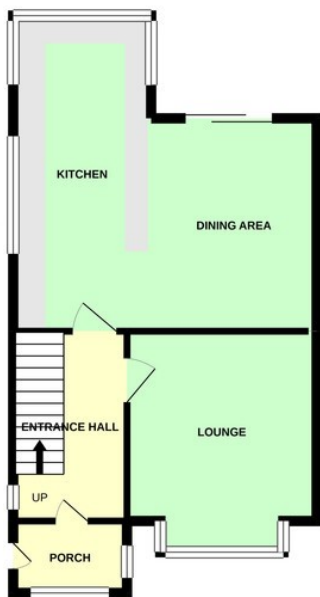
uPVC double glazed window to front, radiator, power points.

#### **BATHROOM**

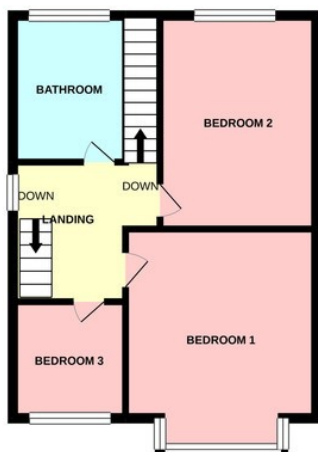
9' 3" x 6' 4" (2.828m x 1.94m)

uPVC double glazed window to rear, coving, radiator, three piece bathroom suite comprising of panel enclosed bath with mixer taps and electric shower over, low flush W/C, wash hand basin with pedestal, part tiled walls.

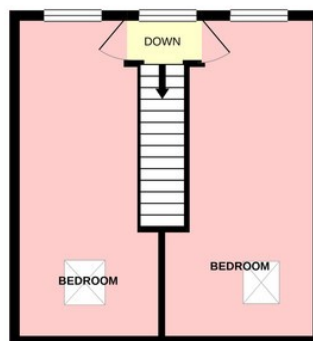
GROUND FLOOR



1ST FLOOR



2ND FLOOR

**SECOND FLOOR LANDING**

uPVC window to rear, power points.

**BEDROOM FOUR**

18' 1" x 9' 0" (5.524m x 2.750m)

uPVC double glazed window to rear, Velux window to front, radiator, power points.

**BEDROOM FIVE**

18' 6" x 14' 10" (5.643m x 4.525m)

uPVC window to rear, Velux to front, radiator, power points.

**GARDEN**

South facing garden, mainly laid to lawn with plant and shrub borders, decking, patio area, side entrance.

**PARKING**

Driveway to front.

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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Scalby Avenue - Reference Number: 11063

Council Tax Band: Band C

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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