







colin ellis

**Scalby Mills Road,
Scarborough, YO12 6RP**

Colin Ellis are extremely pleased to bring to the market this truly unique detached bungalow in a highly sought after area offering some of the best views in Scarborough. This home is a short walk from the beach and features sea and castle views from the lounge and all three double bedrooms. The property comprises two reception rooms, four piece bathroom with additional separate WC, front and rear gardens, detached garage with gated driveway and ample parking.

Asking Price of £575,000

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Briefly comprising of porch onto entrance hall, lounge with floor to ceiling windows taking in the breath taking panoramic views of the sea and castle, dining room, kitchen/diner, store room, utility room, four piece bathroom, separate W/C, and three double bedrooms offering a mixture of Sea/Castle and Olivers Mount views. The front of the property is accessed via two double gates leading to a parking area and the detached garage. A further double gate which opens up onto the lovely garden which benefits from Sea and Castle views. To the rear is a laid to mainly lawn with hedged borders.

Situated north of Scarborough in a sought after area, the property is a short distance away from a wide range of facilities and amenities including; Scarborough Sea life Centre, North Cliff Golf Club, pubs, restaurants and walking and cycling trails. In addition principal schools, Scalby School, Yorkshire Coast College and Newby Primary School are close by together with Scarborough Hospital.

A short walk away is the North Bay beach and the restored Open Air Theatre, the miniature railway and the famous Royal Albert Drive, which links both North and South Bay. In complete contrast, just 10 minutes drive northwards, is the North Yorkshire Moors, National Park one of the least populated areas in the UK. The nearby area offers many miles of hill walking, mountain biking and outstanding scenery to enjoy and there are numerous small villages and pubs. Whilst further north is the dramatic rocky coastline near Robin Hoods' Bay and Whitby. Attractions in the area include an extensive range of leisure facilities in Scarborough itself, the North York Moors Steam Railway, Malton, the walled City of York with its many different attractions including York Minster, the National Railway Museum and the Jorvik Centre.





ENTRANCE HALL

7' 9" x 3' 9" (2.37m x 1.15m)

Entrance porch leading to entrance hall with uPVC double glazed doors and windows, coving, two radiators, double storage cupboard, telephone point, power points, oak floor and loft access.

LOUNGE

20' 11" x 17' 11" (6.38m x 5.47m)

With uPVC double glazed floor to ceiling windows offering panoramic sea and castle views, coving, two radiators, feature gas fire, two TV points, power points, oak flooring, skirting boards and down lights.



DINING ROOM

14' 11" x 9' 10" (4.55m x 3.01m)

With uPVC double glazed window to rear, coving, radiator, power points and downlighting.

KITCHEN

18' 0" x 9' 10" (5.49m x 3.00m)

With uPVC double glazed window to rear, coving, range of wall and base units with roll top work surfaces, tiled splashbacks, plumbing for washing machine, integrated dishwasher, sink and drainer unit, space for fridge/freezer, wall mounted electric oven and grill, gas hob with extractor hood, power points, downlighting and telephone point.



UTILITY ROOM

9' 11" x 5' 10" (3.04m x 1.79m)

UPVC double glazed window to side, coving, radiator, space for tumble dryer, power points, cupboard housing boiler and electrics.

WC

6' 1" x 3' 3" (1.87m x 1m)

UPVC window to side, tiled floor, ladder radiator, low flush WC, pedestal hand basin and fully tiled walls.



BATHROOM

9' 10" x 8' 0" (3.00m x 2.45m)

With uPVC double glazed window to side, four piece bathroom suite comprising large panel bath with mixer taps, shower cubicle with rainfall effect shower head, low flush WC and pedestal hand basin, fully tiled walls, tiled floor and ladder radiator.

BEDROOM ONE

12' 0" x 17' 0" (3.66m x 5.20m)

With uPVC double glazed windows to the front and side offering panoramic sea and castle views, coving, TV point, radiator, power points and fitted wardrobes.

BEDROOM TWO

12' 0" x 17' 0" (3.66m x 5.19m)

With uPVC double glazed window to the front offering panoramic views of the sea and Olivers Mount, coving, radiator, power points, wash basin and fitted wardrobes.

BEDROOM THREE

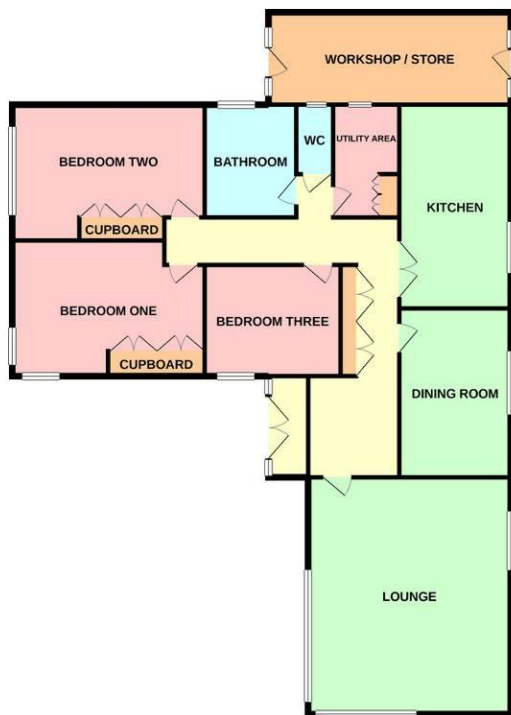
9' 10" x 12' 0" (3.00m x 3.67m)

With uPVC double glazed window to the side offering sea and castle views, coving, radiator and power points.





GROUND FLOOR
1802 sq.ft. (167.4 sq.m.) approx.



TOTAL FLOOR AREA: 1802 sq ft. (167.4 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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 operation or efficiency can be given.
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WORKSHOP / STORE

8' 2" x 21' 5" (2.49m x 6.53m)

Stable doors leading to front and rear.

GARAGE

10' 5" x 20' 2" (3.19m x 6.16m)

With power, sink, windows and up and over door.

OUTSIDE

Galvanised double gates lead onto a driveway with parking for several cars, and a front garden laid mainly to lawn with hedge borders and views over the Sea, Castle and Olivers Mount a patio area, outside tap and outside lights. To the rear is a lawned garden.



Scalby Mills Road - Reference Number: 11103

Council Tax Band: Band F

EPC TBC

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 COLINELLIS 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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