



colin ellis

**Scalby Road,  
Scarborough, YO12 6TG**

Colin Ellis welcome to the market a THREE bedroom DETACHED HOME set in the SOUGHT AFTER NORTH SIDE location. Having been EXTENDED by the current owners this home offers GOOD LIVING throughout. Benefitting from THREE reception rooms, kitchen/diner, downstairs WC, ENSUITE, DRIVE, GARAGE and GARDENS, this home is WELL WORTH internal viewing.

**Guide Price £400,000**





Briefly comprising of an entrance hall with featured original stained glass door and return staircase, living room, sitting room, kitchen/diner, an extended lounge with bi-fold doors, utility space and a downstairs WC to the ground floor. The first floor offers a large master bedroom leading to en-suite, two further bedrooms and a family bathroom. The outside has a blocked drive with plenty of parking, a detached garage and an enclosed rear garden with well stocked borders and a patio area.

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!

#### **ENTRANCE HALL**

Stained glass front door, double radiator, power points and stairs with half landing to first floor.

#### **SITTING ROOM**

18' 7" x 11' 11" (5.688m x 3.655m)

uPVC double glazed bay window overlooking the front, gas fire, coving, double radiator and power points.

#### **LOUNGE**

19' 0" x 18' 4" (5.8m x 5.6m)

Two uPVC double glazed windows overlooking the side, uPVC bi-fold door, coving, four double radiators and power points.

#### **KITCHEN**

16' 8" x 11' 9" (5.1m x 3.6m)

uPVC double glazed window overlooking the rear, range of base, wall and drawer units, wood worktop, tiled splashbacks, integrated oven, hob, fridge freezer, extractor hood, sink with drainer unit and mixer tap, ladder radiator and power points.

#### **DINER ROOM**

15' 5" x 11' 9" (4.7m x 3.6m)

uPVC double glazed bay window overlooking the front, coving, double radiator and power points.





#### **DOWNSTAIRS WC**

4' 7" x 4' 3" (1.4m x 1.3m)

#### **UTILITY ROOM**

8' 2" x 4' 11" (2.5m x 1.5m)

uPVC double glazed window overlooking the rear, base units and wood worktop.

#### **LANDING**

#### **MASTER BEDROOM**

18' 4" x 11' 9" (5.6m x 3.6m)

uPVC double glazed bay window overlooking the front, fitted wardrobes with sliding mirror doors, coving, double radiator and power points.



#### **ENSUITE**

6' 6" x 3' 11" (2.0m x 1.2m)

uPVC double glazed window overlooking the front, cubicle with power shower, wash hand basin with pedestal and single radiator.



#### **BEDROOM TWO**

15' 5" x 11' 9" (4.7m x 3.6m)

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

#### **BEDROOM THREE**

12' 1" x 11' 9" (3.7m x 3.6m)

Two uPVC double glazed windows overlooking the side, coving, double radiator and power points.



#### **BATHROOM**

8' 6" x 5' 6" (2.6m x 1.7m)

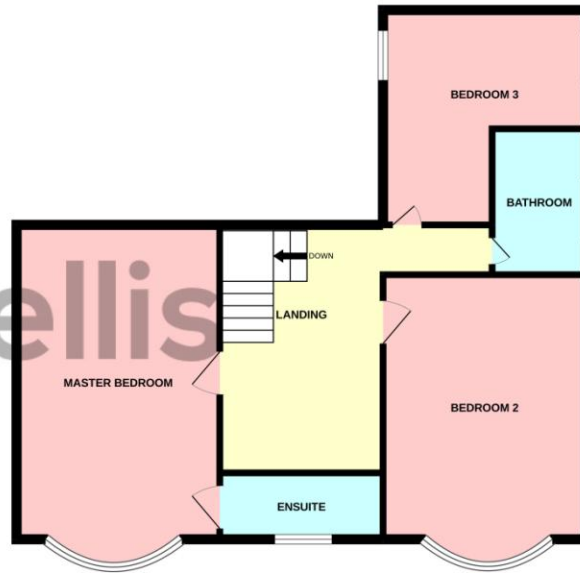
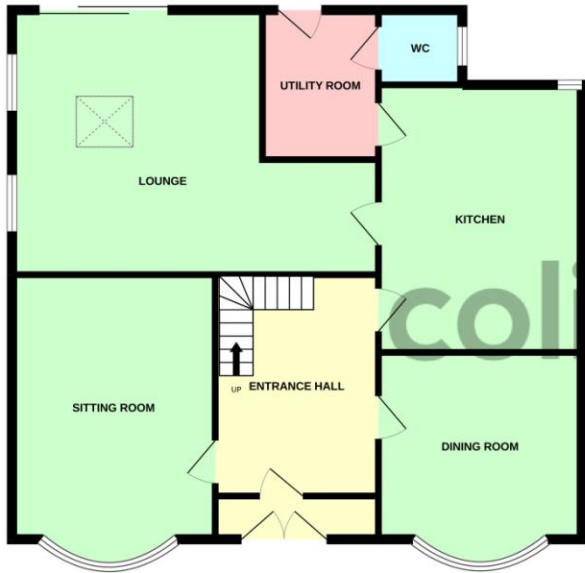
uPVC double glazed opaque window overlooking the side, panel bath, wash hand basin with pedestal, low flush WC, shower cubicle and towel rail.

#### **OUTSIDE**

Front garden with borders, drive with parking, detached garage with up and over door. To the rear is a lawned garden with borders, patio and decking area and lights.

GROUND FLOOR

1ST 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.  
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Scalby Road - Reference Number: 11645

Council Tax Band: Band E

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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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