



colin ellis



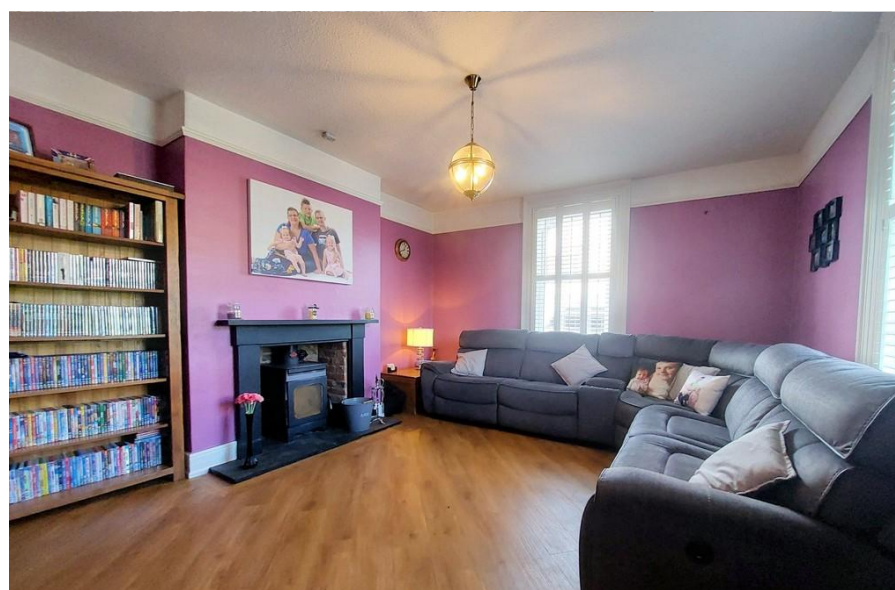
**Station Road,  
Crossgates, Scarborough, YO12 4LU**

Colin Ellis welcome to the market this FOUR bedroom CHARACTERFUL, DETACHED PERIOD property set in a SOUGHT AFTER area. Formerly the old station masters house and ticket office, this property has undergone a scheme of works and has been SYMPATHETICALLY RESTORED having still retained much of the property's character and charm. Offering TWO reception rooms, downstairs w/c and bathroom, KITCHEN/DINER, a MASTER bedroom leading to DRESSING room and EN-SUITE, LARGE SOUTH facing GARDEN and a DRIVE.

**Offers In Region Of £390,000**







Briefly comprising of an entrance hall, dual aspect sitting room and lounge both benefitting from wood burners, master bedroom leading to dressing room and en-suite, downstairs w/c, bathroom, a substantial dual aspect kitchen/diner with 'Aga' range cooker and centre island and a utility space. The first floor offers three double bedrooms and a walk in wardrobe or study room which could also be used as an en-suite shower room (subject to obtaining the relevant permissions). To the front of the property is a planted and gravelled front garden and to the side of the property is generous off street parking. The rear of the property offers a substantial garden with paved patio area, raised planted beds, summerhouse and a polytunnel.

Located in a popular location in Crossgates the property offers excellent access to public transport links both Seamer train station and a bus stop. The local area is well serviced with a range of shops and facilities and within catchment area for popular schools. Internal viewing cannot be recommended highly enough.

### **ENTRANCE HALL**

With feature tiled floor, cast iron radiator, stairs to first floor and power points.

### **LOUNGE**

15' 10" x 13' 9" (4.84m x 4.21m)

With dual aspect uPVC double glazed sash windows to front and side, picture rail, cast iron radiator, TV point, power points, fir surround and timber floor.

### **KITCHEN/DINER**

13' 9" x 24' 7" (4.2m x 7.5m)

With base, wall and drawer units with marble worktops, feature tiled floor, range oven, space for American fridge freezer, space for dishwasher, sink and drainer unit with mixer tap, power points, two uPVC double glazed sash windows, uPVC double glazed French doors to rear garden, cast iron radiator, dining area.









### UTILITY ROOM

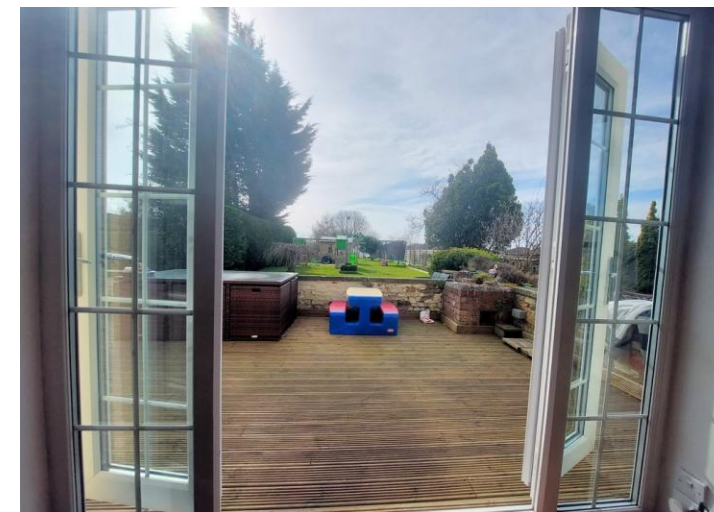
6' 6" x 4' 3" (2m x 1.3m)

Space for washing machine and tumble dryer, window overlooking side, power points and door to rear.

### DINING ROOM

18' 11" x 13' 11" (5.78m x 4.26m)

With coving, dual aspect uPVC double glazed sash windows to side and front, cast iron radiator, wood burner, power points and timber floor.







### **MASTER BEDROOM**

15' 11" x 13' 10" (4.86m x 4.23m)

With coving, part panelled walls, uPVC double glazed sash window overlooking side, picture rail, cast iron radiator and feature fireplace.

### **DRESSING ROOM**

8' 3" x 7' 9" (2.53m x 2.38m)

With fitted wardrobes, LED downlight and cast iron radiator.

### **EN-SUITE**

9' 10" x 7' 2" (3m x 2.2m)

With his and hers basin, high flush WC, walk in shower with rain effect shower head, uPVC double glazed sash window to side, tiled floor with underfloor heating, ladder radiator and built in cupboard.

### **FAMILY BATHROOM**

6' 2" x 5' 2" (1.9m x 1.6m)

Freestanding bath with shower over, wall hung basin, low flush WC, uPVC double glazed sash window overlooking rear, tiled floor with underfloor heating and ladder radiator.

### **WC**

3' 7" x 8' 2" (1.1m x 2.5m)

Part tiled with low flush WC, pedestal hand basin, uPVC double glazed window overlooking rear, laminate floor and ladder radiator.





## STAIRS TO FIRST FLOOR

### BEDROOM TWO

15' 8" x 13' 9" (4.8m x 4.2m)

With coving, dual aspect uPVC double glazed sash windows overlooking side and front, cast iron radiator, fire surround and door to office.

### BEDROOM THREE

13' 5" x 16' 0" (4.2m x 4.8m)

With uPVC double glazed sash window overlooking side, cast iron radiator and power points.

### BEDROOM FOUR

13' 9" x 15' 8" (4.1m x 4.9m)

With dual aspect uPVC double glazed sash windows overlooking side and front, cast iron radiator and feature fireplace.

### OUTSIDE

To the front of the property is a planted and gravelled garden, to the side is generous off street parking. The rear of the property is a substantial garden with paved patio area, raised planted beds, summerhouse and a polytunnel.









GROUND FLOOR  
1555 sq.ft. (144.5 sq.m.) approx.



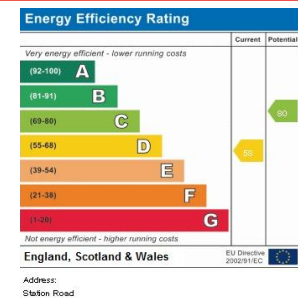
1ST FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



Station Road - Reference Number: 11592

Council Tax Band: Band B

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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