



colin ellis



**Devonshire Drive,
Scarborough, YO12 7NH**

Colin Ellis welcome to the market this STUNNING SEMI DETACHED house set within the SOUGHT AFTER area of Peasholm. Offering FIVE bedrooms, UNDERSTAIRS BAR, bay fronted lounge, KITCHEN/DINER, utility room, separate w/c, GARDENS and OFF STREET PARKING. This lovely home has undergone a SCHEME OF WORKS including a newly fitted 'Woodstock' kitchen with granite worktops and parquet flooring.

Guide Price £290,000





Briefly comprising of a entrance hall with feature stained glass door, entrance hall with built in glass fronted bar, bay fronted lounge, kitchen/diner leading to the utility room.

The first floor offers a bay fronted master bedroom, three further bedrooms, a good-sized airing cupboard, a separate w/c and a family bathroom.

The second floor boasts a double bedroom.

To the front of the property there is off street parking and a side gate leading to the rear garden.

The rear offers an enclosed garden, a raised sitting area, idea for enjoying the summer evenings and a patio area.

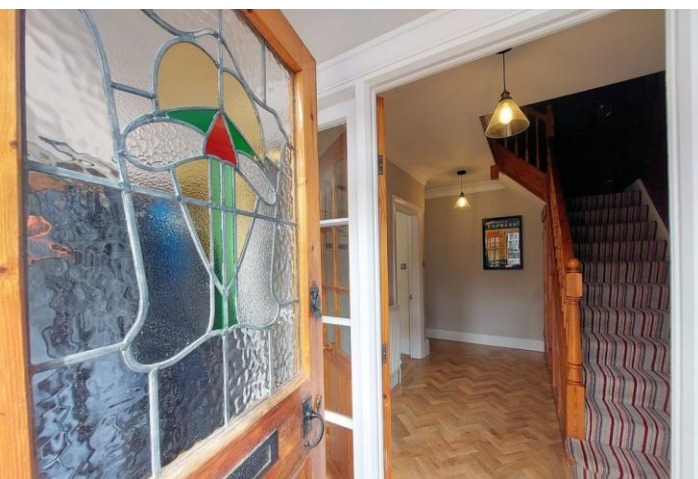
This lovely home is situated close to a wealth of local amenities and attractions such as Peasholm Park, the North Bay, local shops, Sea Life Centre, the Open-Air Theatre, the miniature railway and the Alpamare Waterpark. Internal viewing is highly recommended!

ENTRANCE HALL

Wooden front door with feature-stained glass panel leading to entrance hall with coving, herringbone Karndean flooring, glazed understairs bar with lighting, power points, double radiator and oak staircase.

LOUNGE 12' 9" x 17' 4" (3.9m x 5.3m)

With coving, herringbone Karndean flooring, power points, double radiator, fire surround and uPVC double glazed bay window overlooking front.







KITCHEN/DINER 20' 4" x 13' 5" (6.2m x 4.1m)

With base, wall and drawer units with granite splashbacks and worktops, space for range, built in Siemens 4D microwave, warming drawer, extractor hood, sink and drainer unit with mixer tap, power points, herringbone Karndean flooring to kitchen and dining area. Dining area with wood burner having fire surround, double radiator and uPVC double glazed window overlooking rear.

UTILITY 5' 6" x 13' 5" (1.7m x 4.1m)

With base and wall units with co-ordinating worktops, tiled splashbacks, space for washing machine, space for dishwasher, space for tumble dryer, sink and drainer unit with mixer tap, space for fridge freezer, combi boiler, coving, power points, uPVC double glazed door and windows to side and double radiator.

STAIRS TO FIRST FLOOR

Landing having power points and stairs to second floor.



BEDROOM ONE 13' 1" x 14' 5" (4m x 4.4m)

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

BEDROOM TWO 11' 5" x 8' 10" (3.5m x 2.7m)

With uPVC double glazed window overlooking rear, power points and radiator.

BEDROOM THREE 13' 1" x 7' 6" (4m x 2.3m)

With uPVC double glazed window overlooking side, power points, single radiator and sink unit.

BEDROOM FOUR 7' 10" x 8' 2" (2.4m x 2.5m)

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



BATHROOM 6' 2" x 8' 2" (1.9m x 2.5m)

Having P shaped bath with shower over, curved shower screen, pedestal hand basin, low flush WC, tiled floor, towel rail, uPVC double glazed window overlooking rear.

SEPARATE TOILET

With low flush WC and uPVC double glazed window overlooking rear.







STAIRS TO SECOND FLOOR

With power points and Velux window.

BEDROOM FIVE

15' 8" x 16' 0" (4.8m x 4.9m)

With uPVC double glazed window overlooking side, power points and eaves storage.

OUTSIDE

With block paved off-street parking to front, gated side access to fenced rear garden with block paved patio and lawn.

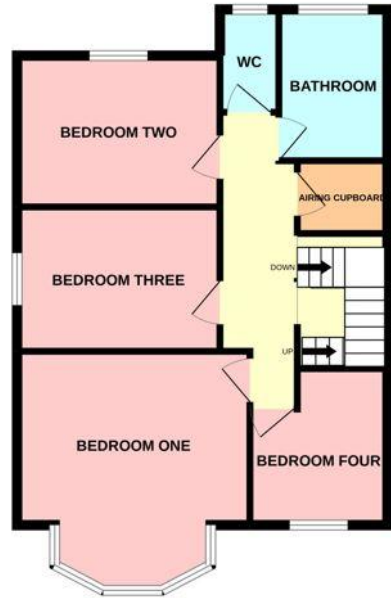


GROUND FLOOR



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.
Made with Metropix ©2022

1ST FLOOR



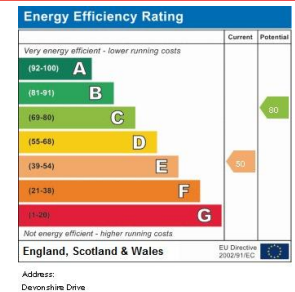
2ND FLOOR



Devonshire Drive - Reference Number: 10772

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 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.



Tel: 01723 363565
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk