



colin ellis



**Scardale Crescent,
Scarborough, YO12 6LA**

Colin Ellis welcome to the market this WELL PRESENTED home set in the SOUGHT AFTER NORTHSIDE location. This DETACHED family home has been WELL MAINTAINED by the current owners and benefits from FOUR bedrooms, TWO reception rooms, downstairs shower room, DRIVE, gardens and a DETACHED garage. Also offering SEA and CASTLE views this home is a MUST VIEW. NO ONWARD CHAIN.

Guide Price £400,000





Briefly comprising spacious entrance hall (with newly fitted composite door and windows 2022) a bright triple aspect lounge with castle views and sliding doors leading to garden, bay fronted dining room with castle views, shower room and a kitchen leading to porch and boiler room.

The first floor offers a return staircase with sea and castle views, four double bedrooms the front two offering sea and castle views and a family bathroom.

Outside is a walled front garden with access to both sides of the property, a drive with ample parking leading to the detached garage. The rear offers an enclosed garden with patio area.

Located on the North Side of Scarborough, the property offers excellent access to a wide range of amenities and attractions: the nearby Newlands parade of shops including bakery, Post Office and Co-op; local Tesco Express and petrol station; the North Cliff golf course; 'Alpamare' water park; Sea Life Centre and the popular open air theatre. There are a wide range of pubs and restaurants nearby. The property is a short walk from Scarborough North Bay beach, Peasholm Park and the miniature railway.

ENTRANCE HALL

With new composite front door, leading to entrance hall with two uPVC windows overlooking front, coving, telephone point, power points, understairs storage, and stairs to first floor.

LOUNGE

11' 5" x 22' 11" (3.5m x 7m)

Triple aspect room with uPVC double glazed windows to front with sea and castle views and to side and sliding doors to rear garden, coving, power points, gas fire with fire surround and double radiator.







DINING ROOM

11' 5" x 15' 5" (3.5m x 4.7m)

With uPVC double glazed window in bay to front with sea and castle views, coving, power points and double radiator.

KITCHEN

11' 5" x 10' 9" (3.5m x 3.3m)

With base, wall and drawer units, laminate worktops and breakfast bar, integrated electric oven and hob, extractor hood, space for washing machine, sink and drainer unit with mixer tap, uPVC double glazed windows to rear, coving, power points and double radiator.

SIDE PORCH

With store room, space for fridge freezer, uPVC double glazed door to side, uPVC double glazed windows overlooking side and rear and Worcester boiler.

SHOWER ROOM

7' 2" x 5' 6" (2.2m x 1.7m)

With shower in cubicle, low flush WC, basin in vanity unit, uPVC double glazed window with frosted glass overlooking rear and towel rail.

STAIRS TO FIRST FLOOR

With half landing, uPVC double glazed window overlooking front with sea and castle views, coving, power points and airing cupboard.

BEDROOM ONE

11' 5" x 17' 4" (3.5m x 5.3m)

With uPVC double glazed window overlooking front with sea and castle views, fitted wardrobes and built in cupboards, coving, power points and double radiator.





BEDROOM TWO

11' 5" x 12' 9" (3.5m x 3.9m)

With uPVC double glazed window overlooking front with sea and castle views, wash hand basin, fitted wardrobes, wash hand basin, coving, power points and double radiator.

BEDROOM THREE

11' 5" x 9' 2" (3.5m x 2.8m)

With uPVC double glazed window overlooking rear, fitted wardrobe, pedestal hand basin, coving, power points and double radiator.

BEDROOM FOUR

11' 5" x 8' 6" (3.5m x 2.6m)

With uPVC double glazed window overlooking rear, built in cupboard, pedestal hand basin, power points and double radiator.

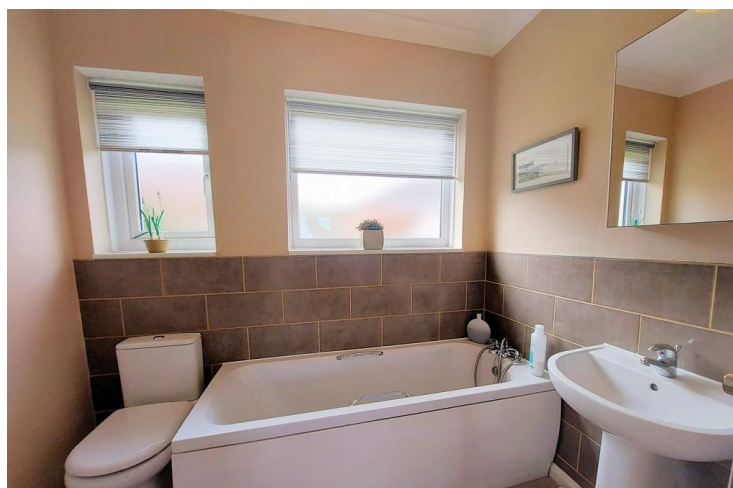
BATHROOM

7' 6" x 5' 2" (2.3m x 1.6m)

With two uPVC double glazed windows overlooking rear, panel bath with shower attachment, pedestal hand basin, low flush WC and towel rail.

OUTSIDE

To the front is a lawned garden, planted borders and drive leading to single garage with up and over electric door, power and lights. The rear garden has side access and offers a patio with raised lawn and well stocked borders.

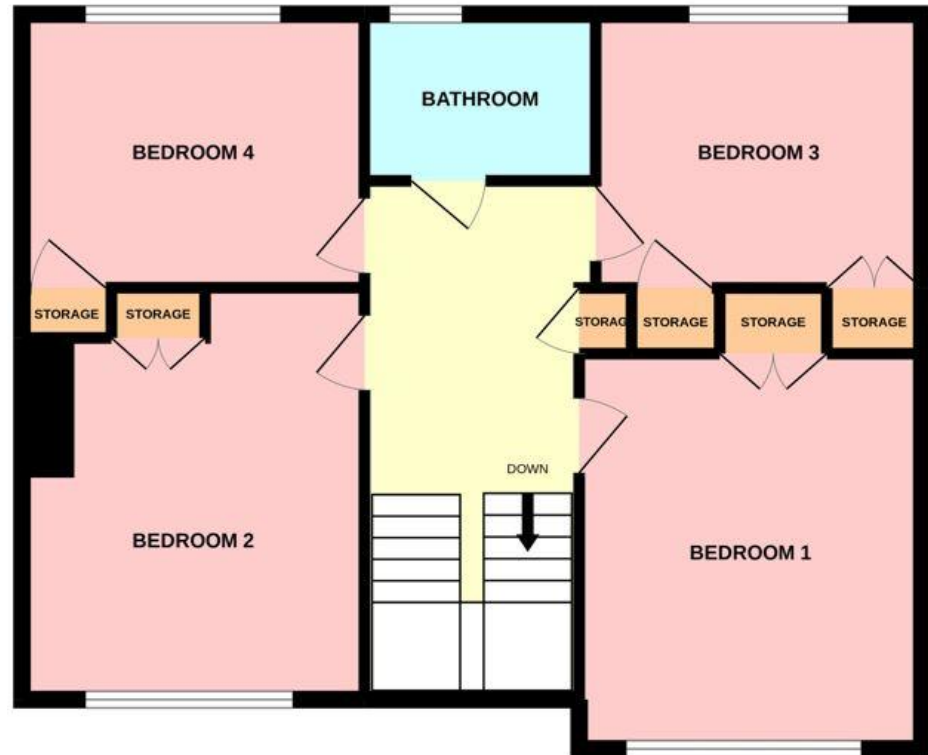




GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



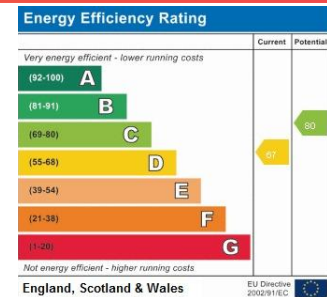
Scardale Crescent - Reference Number: 11627

Council Tax Band: Band E

TOTAL FLOOR AREA : 1484 sq.ft. (137.8 sq.m.) approx.

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