



colin ellis

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

Colin Ellis are extremely happy to bring to the market an EXTENDED family home set within the SOUGHT AFTER Northside of Scarborough. This DETACHED home has been RENOVATED and MODERNISED to a HIGH STANDARD. Offering FOUR bedrooms, TWO reception rooms, KITCHEN/DINER, TWO hallways, ENSUITE, UTILITY room, OFFICE, LANDSCAPED gardens, drive, GARAGE and carport.

**Guide Price £450,000**





Briefly comprising of an entrance hall with original flooring and oak double doors leading to the 'L-shaped triple aspect lounge/diner offering double doors leading to the rear garden, a sitting room, a second hallway with access to the drive, downstairs w/c and an superb extended kitchen/diner with ceiling lanterns and double doors leading to the garden. There is also a office and a utility room with access to the garage.

The first floor offers an iron spindle staircase with oak finish, overlooking the large feature double glazed window, three bedrooms the front offering sea and castle views, a modern family bathroom and a master bedroom with fitted wardrobes, a tinted double glazed window to privately enjoy the sea and castle views and a stunning en-suite.

Outside, the front offers a landscaped hedged low maintenance garden with gated access at either side to the rear garden. A resin drive offering ample parking with car port and access to the garage. The rear south facing garden has been carefully planned to enjoy the sun while enjoying the well stocked borders. There's a patio area to enjoy the morning and lunchtime sun and a sitting area up on the garden to relax in the evening. There is access round the side of the kitchen/diner where you will find a raised bedding which is being used to grow vegetables.



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 composite front door leading to entrance hall with original wood flooring, understairs storage cupboard, coving, double radiator, double oak doors to lounge and stairs to first floor.

#### **LOUNGE/DINER**

21' 11" x 21' 7" (6.7m x 6.6m)

Triple aspect lounge with uPVC double glazed window to front with castle views, side and rear, uPVC double glazed French doors to garden, fire surround with gas fire, feature 'tear-drop' lights, power points and double radiator.

#### **SITTING ROOM**

10' 9" x 9' 6" (3.3m x 2.9m)

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

#### **INNER HALL**

With uPVC double glazed window to rear, uPVC double glazed door to side, built in cupboard, ceiling lantern, double radiator and LED downlights.

## WC

With low flush WC, uPVC double glazed window overlooking side, hand basin on oak vanity unit, half tiled walls, tiled floor, extractor fan, LED downlights and double radiator.

## KITCHEN/DINER

10' 5" x 32' 5" (3.2m x 9.9m)

Spacious modern kitchen comprising built in Howdens kitchen having base, wall and drawer units in gloss cream, grey laminate worktops, tiled splashbacks, integrated AEG electric double oven, integrated AEG gas hob, Bosch extractor, space for freestanding American fridge freezer, integrated dishwasher, sink and drainer unit with mixer tap offering filtered water, uPVC double glazed window overlooking side, laminate flooring and LED downlights.

In addition is a bright living area having space for dining/breakfast table with uPVC double glazed window and PVC double glazed French doors to garden, two circular skylights, two double radiators, LED downlights and laminate flooring .

## STUDY

7' 6" x 6' 10" (2.3m x 2.1m)

With uPVC double glazed door to rear, power points and double radiator.

## UTILITY ROOM

7' 6" x 9' 2" (2.3m x 2.8m)

With base, wall and drawer units and co-ordinating worktops, tiled splashbacks, space for washing machine, space for tumble dryer, sink and drainer unit with mixer tap, extractor fan, ceiling lantern, power points, double radiator with drying rack and door to garage.

## STAIRS TO FIRST FLOOR

With feature double glazed window overlooking front, double radiator, loft with ladder access, oak panelled staircase with feature metal spindles.



### **BEDROOM ONE**

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

With uPVC double glazed window overlooking front with castle views, fitted wardrobe, carpet, power points and double radiator.

### **EN-SUITE**

5' 6" x 5' 10" (1.7m x 1.8m)

Panel bath having shower over with rain effect shower head, glass shower screen, pedestal hand basin, low flush WC, uPVC double glazed window with frosted glass overlooking front, ladder radiator, tiled floor, fully tiled walls, wall hung LED mirror and LED downlights.

### **BEDROOM TWO**

11' 9" x 10' 5" (3.6m x 3.2m)

With uPVC double glazed window overlooking front with sea and castle views, fitted wardrobes, carpet, power points and radiator.

### **BEDROOM THREE**

8' 10" x 9' 10" (2.7m x 3m)

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

### **BEDROOM FOUR**

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

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

### **BATHROOM**

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

With panel bath, wall hung hand basin, low flush WC, uPVC double glazed window with frosted glass overlooking rear, heated towel rail, extractor fan, fully tiled walls, LED downlights and wall hung mirror with downlight.





**GARAGE**

With electric up and over door and power.

**OUTSIDE**

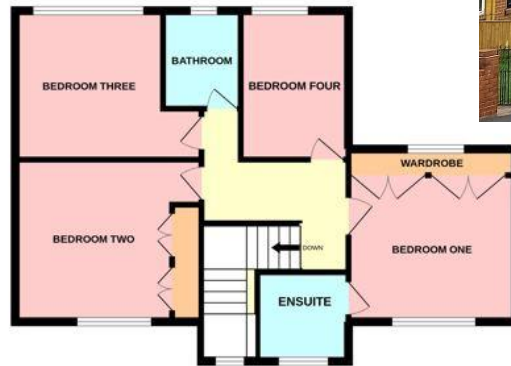
To the front is a drive with access to car port and garage and a gravel garden with shrubs and trees and planted border. To the rear is a lawned landscaped garden with planted borders, power socket, tap, lights and patio area.



GROUND FLOOR



1ST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.

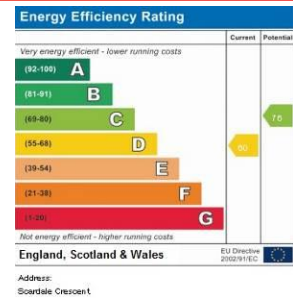


Scardale Crescent - Reference Number: 11779

Council Tax Band: Band E

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