



colin ellis

**Glenside,
Scarborough, YO12 6BN**

Colin Ellis welcome to the market a THREE bedroom home set within the SOUGHT after NORTHSIDE. This SEMI-DETACHED, BAY FRONTED home is presented in GOOD ORDER throughout and has a STUNNING REAR GARDEN. Offering a LOUNGE/DINER with WOOD BURNER, downstairs w/c, BESPOKE kitchen, Hive smart heating, DRIVE, GARAGE and a true ENTERTAINING GARDEN with a SUMMERHOUSE used as a bar, HOT TUB area and COOKING area. Offered with NO ONWARD CHAIN.

Offers In Excess Of £250,000





Briefly comprising of a porch, entrance hall, bay fronted lounge, diner with sliding doors to garden, kitchen leading to utility area and a downstairs w/c.

The first floor offers a bay fronted double bedroom, a master bedroom with in-built wardrobes and a ceiling fan and a third bedroom. There is also a four piece family bathroom.

Outside the front of the property offers a low maintenance garden, patio and drive leading to a detached garage. The rear has been designed to make the most of the sun all day. Featuring decked areas, patio, hot tub area, a summerhouse used as a bar and an outside cooking 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 wooden entrance door leading to porch and double doors leading to entrance hall with power points, double radiator and stairs to first floor.

LOUNGE AREA

9' 10" x 16' 4" (3m x 5m)

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

DINING AREA

10' 9" x 10' 2" (3.3m x 3.1m)

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



KITCHEN

10' 5" x 13' 9" (3.2m x 4.2m)

Bespoke kitchen with base, wall and drawer units, laminate worktops, space for range cooker with extractor over, integrated fridge, integrated freezer, space for dishwasher, sink and drainer unit with mixer tap, power points, double radiator, uPVC double glazed window overlooking rear, uPVC double glazed door to side and LEC downlights.

UTILITY AREA

With uPVC double glazed window overlooking side, space for washing machine and tumble dryer and power points.



DOWNSTAIRS WC

With uPVC double glazed window overlooking side, low flush WC and hand basin in vanity unit.

STAIRS TO FIRST FLOOR

With uPVC double glazed window overlooking side, power points, double radiator, airing cupboard and loft access.

BEDROOM ONE

10' 5" x 14' 1" (3.2m x 4.3m)

With uPVC double glazed window overlooking rear, fitted wardrobe, sound proofing, power points and double radiator.

BEDROOM TWO

9' 10" x 11' 5" (3m x 3.5m)

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

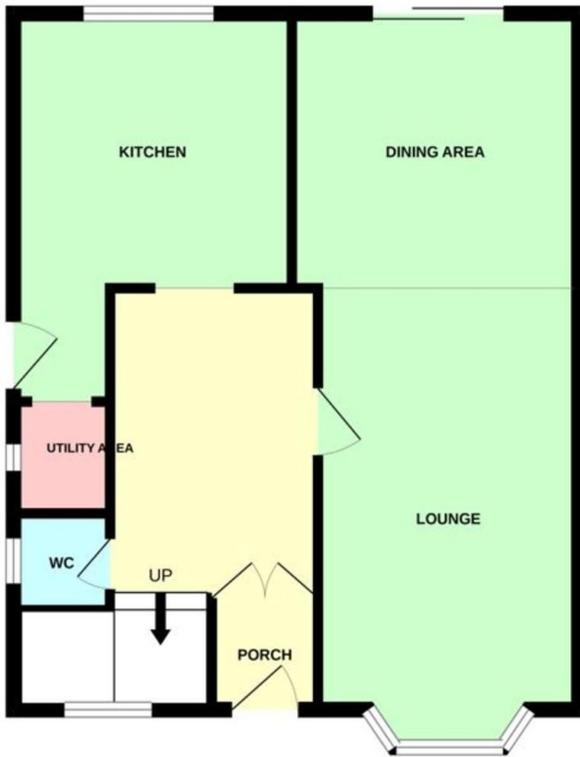
BEDROOM THREE

10' 5" x 9' 10" (3.2m x 3m)

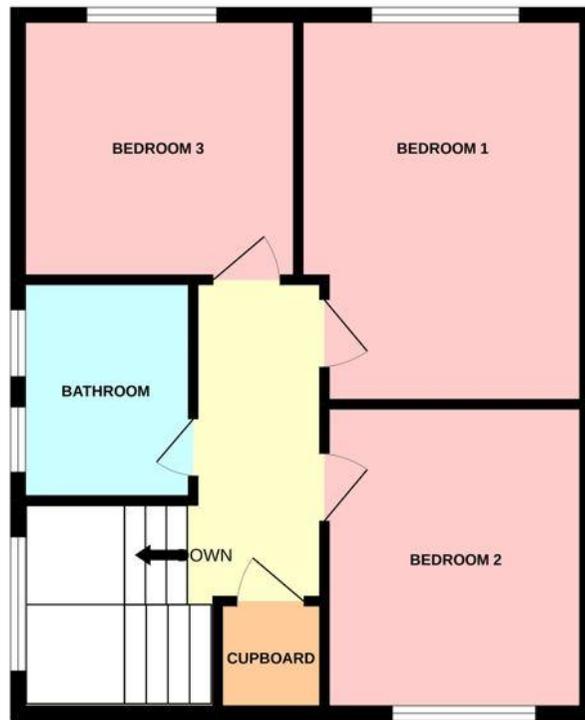
With uPVC double glazed window overlooking rear, power points and double radiator.



GROUND FLOOR



1ST FLOOR



BATHROOM

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

With two uPVC double glazed windows overlooking side, panel bath, low flush WC, hand basin in vanity unit and shower cubicle with power shower.

OUTSIDE

To the front is a drive leading to single garage with up and over door and electric and gravelled front garden.

To the rear is a lawned garden with planted borders, decking, patio, outside tap and converted shed/summerhouse, hot tub area and cooking area.



Glenside - Reference Number: 11760

Council Tax Band: Band C

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

EPC TBC

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