



# colin ellis

**Wykeham Street,  
Scarborough, YO12 7SB**

Colin Ellis is delighted to welcome to market this property with significant local historic interest. This FANTASTIC home offers TWO reception rooms one with a LOG BURNER and one with an OPEN FIRE. Large KITCHEN/DINER with feature fireplace. THREE double bedrooms with the master offering DRESSING ROOM. Rear YARD with large shed and a CAR PARK SPACE. Benefits from a new roof and 5-year electrical guarantee certificate Offered with NO ONWARD CHAIN.

**Guide Price £160,000**





Briefly comprising of a porch leading to entrance hall, bay window fronted lounge, sitting room, kitchen/diner and rear porch. The first floor offers a three-piece bathroom suite with walk in shower, master bedroom with dressing room and two further double bedrooms one with built in wardrobes. The outside has a gated forecourt, a gated rear yard with shed and a parking space.

Well located in proximity to a wealth of local amenities including Falsgrave shopping parade and supermarket, choice of popular schools and colleges as well as Scarborough hospital and being on a regular bus route into town. Internal viewing cannot be recommended highly enough.

#### **ENTRANCE HALL**

With uPVC double glazed door to entrance hall with double radiator and power points.

#### **LOUNGE**

13' 5" x 11' 9" (4.1m x 3.6m)  
UPVC double glazed bay window overlooking side, wood burner, double radiator and power points.

#### **SITTING ROOM**

7' 10" x 11' 5" (2.4m x 3.5m)  
UPVC double glazed window overlooking side, open fire and double radiator.

#### **KITCHEN/DINER**

16' 4" x 12' 1" (5m x 3.7m)  
With base and wall units, worktops, tiled splashbacks, sink and drainer with mixer tap, integrated electric oven and gas hob, extractor hood, space for under counter fridge, space for washing machine, power points, uPVC double glazed window to side, double radiator, understairs cupboard,



dining space and feature fireplace.



### **PORCH**

7' 6" x 2' 11" (2.3m x 0.9m)

With uPVC double glazed window and door to rear yard.

### **STAIRS TO FIRST FLOOR**

With double radiator.

### **BEDROOM ONE**

13' 5" x 9' 6" (4.1m x 2.9m)

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

### **WALK IN WARDROBE**

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

With uPVC double glazed window overlooking side and power points.

### **BEDROOM TWO**

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

With uPVC double glazed window overlooking side, power points, built in wardrobe and double radiator.

### **BEDROOM THREE**

7' 10" x 8' 10" (2.4m x 2.7m)

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

### **BATHROOM**

4' 7" x 8' 10" (1.4m x 2.7m)

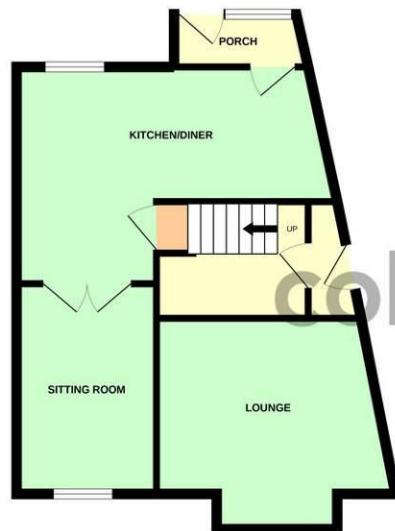
With panel bath, pedestal hand basin, low flush WC, shower cubicle with power shower, part panelled walls, uPVC double glazed window overlooking rear and heated towel rail.

### **OUTSIDE**

With walled forecourt and gated access to yard, side yard with shed, coal bunker/storage, outside tap and outside light.



GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq ft (87.2 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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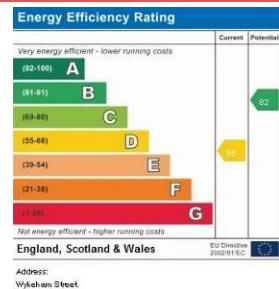


Wykeham Street - Reference Number: 11842

Council Tax Band: Band A

Tenure: Freehold

**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 COLIN ELLIS 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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