



colin ellis

The Courtyard **Back Trinity Road, Scarborough, YO11 2TN**

This MODERN build FOUR BEDROOM TOWNHOUSE is located in the SOUTH CLIFF area of Scarborough and offers accommodation over THREE FLOORS. The property is located on a lovely COURTYARD and nestled away between the Mews houses of South Cliff. Viewing is highly recommended.

Guide Price £145,000





PROPERTY DESCRIPTION

The property briefly comprises of a front entrance leading to the living room with double glazed sash windows, there is a fitted kitchen with built in oven and hob, rear access door and also a downstairs WC. On the first floor are two bedrooms, one being a large double and one having a feature Juliette balcony/stable door. There is also a family bathroom with a shower over the bath. On the second floor is a large double bedroom with skylights and a further double bedroom with an ensuite bathroom. Outside to the front is a communal courtyard and to the rear is on road parking for permit holders.

LOCATION

Trinity Back Road is located in the heart of South Cliff and local shops are only a short walk away. The South Bay beach is within walking distance as well as Scarborough Town Centre and the railway station.

OUTSIDE

To the front is a communal gated courtyard and to the rear is a small patio area leading to on road parking for permit holders.

ENTRANCE

Front door leading to living room.

LIVING ROOM

13' 2" x 12' 9" (4.03m x 3.90m)

With uPVC double glazed sash window, radiator, ceiling light and door to hall.

HALL

With stairs to first floor, ceiling light and door to kitchen.

KITCHEN

10' 4" x 12' 5" (3.16m x 3.79m)

Range of beech effect fitted cupboards and draws, part tiled walls, built in oven, electric hob, extractor, space for washing machine, space for fridge freezer, inset ceiling spotlights, radiator, rear access door, two uPVC double glazed windows, stainless steel sink and door to downstairs WC.

WC

5' 4" x 2' 7" (1.65m x 0.81m)

With WC, hand basin, tiled splash back, ceiling light, extractor fan and door to kitchen.



FIRST FLOOR LANDING

With ceiling light and stairs to second floor.

BEDROOM ONE

12' 11" x 12' 8" (3.96m x 3.88m)

With two uPVC double glazed sash windows, ceiling light, radiator and door to landing.

BEDROOM TWO

10' 4" x 12' 1" (3.17m x 3.70m)

L shaped room, ceiling light, radiator, stable door overlooking the rear giving balcony effect and door to landing.

BATHROOM

8' 1" x 4' 10" (2.47m x 1.48m)

With bath and shower over, WC, hand basin, heated towel rail/w armer, part tiled w alls, inset ceiling spotlights, mirror w ith lights, extractor and door to landing.

SECOND FLOOR LANDING

With ceiling light.

BEDROOM THREE

12' 11" x 12' 8" (3.95m x 3.88m)

With two double glazed sky lights, radiator, ceiling light, loft access and door to landing.

BEDROOM FOUR

10' 4" x 8' 2" (3.17m x 2.50m)

With double glazed skylight, radiator and door to en-suite bathroom.

EN-SUITE

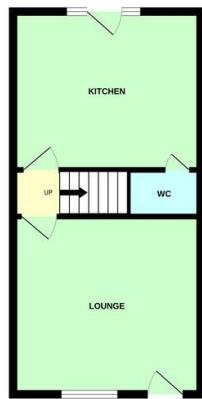
10' 2" x 2' 10" (3.11m x 0.88m)

With shower cubicle and electric shower, hand basin, WC, tiled splash back, part tiled w alls, inset ceiling spotlights, extractor fan and door to bedroom four.

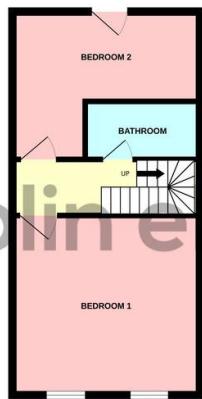
OUTSIDE

To the rear is a small courtyard w ith rear access door and to the front is access to a communal courtyard.

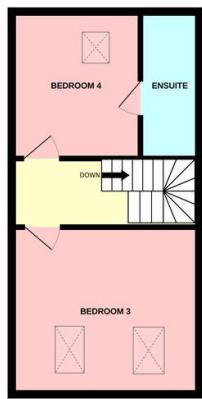
GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



2ND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1063 sq.ft. (98.7 sq.m.) approx.
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 inaccuracy. This plan is for illustrative purposes only and should not be relied on as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.
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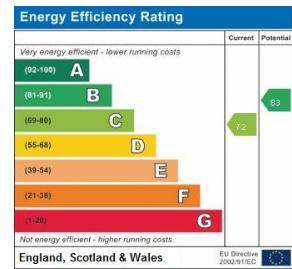


The Courtyard - Reference Number: 10724

Council Tax Band: C

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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