



colin ellis

**Elderflower Road
Scarborough, YO13 0BY**

This FOUR bedroom detached property is located on a developing estate close to Scalby Village on the North side of Scarborough. The property is located only a short walk to the Cinder Track and the coastal footpath and offers SPACIOUS ROOMS, an EN SUITE BATHROOM, GARAGE and GARDENS. Immaculately presented throughout this family home is highly recommended for viewing.

Guide Price £340,000

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PROPERTY DESCRIPTION

Entering the front door to a large hallway with under stairs storage area and cupboard and door to the living room with bay box window, to the rear is a good sized kitchen diner with fitted kitchen with cream gloss cupboards and some built in appliances. There is a utility room with space for washing machine and fitted cupboards and a downstairs WC. On the first floor is a spacious landing area with the master bedroom to the front of the property with built in wardrobes and a modern en suite bathroom with shower. There is a further double bedroom to the rear overlooking the rear garden along with a third bedroom and to the front is a smaller bedroom that would also be suitable as a home office. The family bathroom with modern tiling and shower over the bath completes the internal accommodation. Outside to the front is a lawned garden with path leading to the front door, a driveway with parking for multiple cars leading to a single garage with power and lighting. To the rear is an enclosed garden with lawn, planting, patio area and a raised decking area.

LOCATION

Elderflower Road is located on High Mill which is a developing estate on the North of Scarborough, close to the Cleveland Way for coastal walks as well as the Cinder Track for cycling up to Whitby. Scarborough town centre is a short drive away and the development is serviced by a local bus route. Scalby village with its pub, restaurant and café is only a short walk away.

ENTRANCE HALL

Composite front door leading to hallway with radiator, two ceiling lights, under stairs storage area and under stairs cupboard.

LIVING ROOM

18' 2" x 11' 8" (5.56m x 3.57m)

Living room with bay box window with uPVC double glazing, two radiators, ceiling light and door to hallway.

KITCHEN/DINER

18' 7" x 10' 11" (5.68m x 3.35m)

Fitted kitchen with integrated dishwasher, oven, gas hob with stainless steel splashback, extractor, space for fridge freezer, integrated wall mounted boiler, stainless steel sink, uPVC double glazed window, uPVC double glazed French doors onto rear patio area, inset ceiling spotlights, radiator and door to hallway

UTILITY ROOM

5' 7" x 4' 1" (1.71m x 1.26m)

Built in cupboards with space for washing machine, extractor, inset ceiling spotlights, radiator and door to kitchen/diner.



DOWNSTAIRS WC

5' 10" x 4' 0" (1.79m x 1.23m)

WC with hand basin, part tiled walls, inset ceiling spotlights, towel warmer/radiator, extractor and door to hallway.

LANDING

Stairs to first floor landing with loft access and ceiling light.

BEDROOM ONE

12' 5" x 10' 6" (3.80m x 3.22m)

Master bedroom with uPVC double glazed window, ceiling light, built in wardrobe, radiator and door to en suite bathroom.

EN SUITE

6' 7" x 3' 10" (2.01m x 1.17m)

Show er cubicle with electric shower, hand basin, WC, part tiled walls, towel warmer/radiator, extractor, inset ceiling spotlights and door to bedroom one.

BEDROOM TWO

11' 6" x 9' 1" (3.52m x 2.77m)

Double bedroom with uPVC double glazed window with radiator, ceiling light and door to hallway.

BEDROOM THREE

10' 8" x 9' 3" (3.26m x 2.82m)

Bedroom with uPVC double glazed window with ceiling light, radiator and door to landing.

BEDROOM FOUR

8' 0" x 7' 3" (2.44m x 2.21m)

Fourth bedroom/office with uPVC double glazed window, radiator, ceiling light and door to landing.

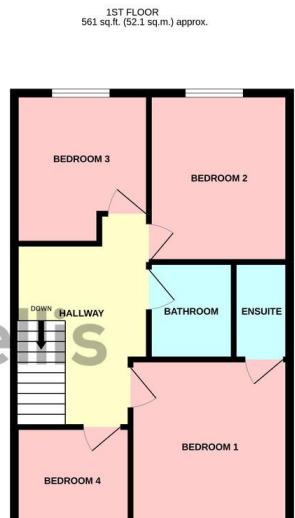
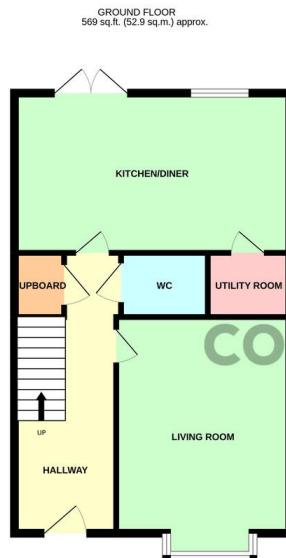
BATHROOM

6' 7" x 5' 6" (2.02m x 1.70m)

Family bathroom with bath and shower over, glass shower screen, WC, hand basin, part tiled walls, inset ceiling spotlights, extractor fan, towel warmer/radiator and door to landing.

OUTSIDE

To the front is a lawned garden with path to the front door, a long driveway with parking for multiple cars leading to a single garage with power and lighting. To the rear is an enclosed garden with lawn area, patio, raised decking area and planting.



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TOTAL FLOOR AREA: 1130 sq.ft. (105.0 sq.m.) approx.
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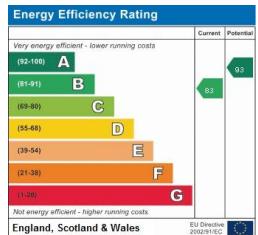


Elderflower Road - Reference Number: 11565

Council Tax Band: D

Tenure: Freehold

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