

colin ellis

Prospect Road
Scarborough, YO12 7LF

Coming to the market this FOUR bedroom property located CLOSE TO TOWN. This MID TERRACED home has recently undergone a comprehensive scheme of modernisation and is presented in GOOD CONDITION throughout and offers a bay fronted RECEPTION ROOM with open plan DINING AREA, EN SUITE SHOWER / WC to the main bedroom, a further bedroom, BATHROOMS with additional WC and then TWO dormer bedrooms on the second floor.

Guide Price £170,000





ENTRANCE HALL

uPVC double glazed door opening to hallway, radiator and stairs to first floor.

LOUNGE

11' 9" x 10' 9" (3.6m x 3.3m)

uPVC double glazed bay window to the front and radiator.

OPEN PLAN DINER

11' 9" x 11' 9" (3.6m x 3.6m)

uPVC double glazed window and radiator.

KITCHEN / BREAKFAST ROOM

21' 11" x 6' 10" (6.7m x 2.1m)

uPVC double glazed windows, radiator, comprehensive range of gloss black kitchen base and wall units with integrated appliances, coordinating silestone worktop with inset sink, wine cooler and breakfast bar area to the rear.

BEDROOM ONE

13' 9" x 10' 9" (4.2m x 3.3m)

uPVC double glazed windows, radiator and recess cupboards.

EN-SUITE

Walk-in shower, wash basin and WC.

BEDROOM TWO

9' 10" x 9' 2" (3m x 2.8m)

uPVC double glazed window and radiator.

BATHROOM

7' 2" x 6' 10" (2.2m x 2.1m)

uPVC double glazed window with frosted glass, radiator, white suite with bath, wash basin, WC and part tiled walls.

WC

uPVC double glazed window with frosted glass, WC and wash basin.





SECOND FLOOR

BEDROOM THREE

9' 6" x 12' 0" (2.9m x 3.68m)

uPVC double glazed dormer window and radiator.

BEDROOM FOUR

15' 1" x 10' 9" (4.6m x 3.3m)

uPVC double glazed dormer window and radiator.

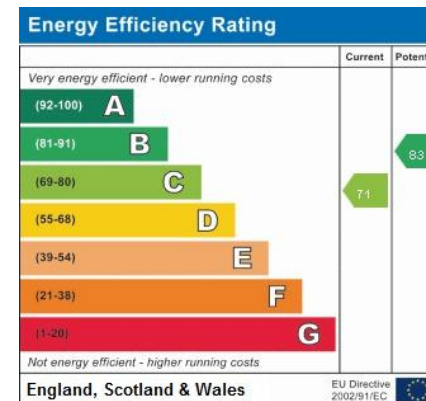
OUTSIDE

There is an enclosed yard to the rear and forecourt to the front.





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 C2022



Prospect Road - Reference Number: 12114

Council Tax Band: B

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 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