



**SEA CLIFF ROAD  
SCARBOROUGH, YO11 2XU**

**£ 325,000**

# Sea Cliff Road - Property Number 110317



A well regarded location between Filey Road and Holbeck Hill for this most spacious five bedroom semi detached house convenient for local school, college, Esplanade and coastal walks. The property will particularly appeal to families offering an excellent layout which comprises covered weather porch to hallway, large front facing lounge having feature fire place and double doors which lead through to good sized dining room which overlooks the rear. A modern L shaped kitchen with some integrated appliances open to a garden room having uPVC double glazed French doors onto rear garden plus integral door to garage. On the first floor are five bedrooms (4 double and 1 single). The main one having en-suite bathroom. There is also a family bathroom with three piece white suite and separate shower cubicle. Outside is a block paved driveway to large garage having automatic door. To the side is additional parking. To the front is a lawned garden with large patio lawn, play area, rockery with mature shrubs and trees to the rear. The property also benefits from gas central heating and uPVC D.G.



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PROPERTY MANAGEMENT  
VALUATIONS FOR TAX PURPOSES



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## LOCATION

From Scarborough Railway Station proceed over Valley Bridge onto Ramshill Road continue onto Filey Road, Sea Cliff Road is off on the left hand side.

## ENTRANCE

Covered weather porch leading to uPVC double glazed front door with matching side panel to spacious hallway.

## HALLWAY

Having ceiling light, coved ceiling, radiator with screen, under stairs coat hanging area, additional under stairs cupboard, central heating thermostat control.

## LOUNGE 19'2" x 14'9" [5.84m x 4.5m]

Attractive stone effect fire surround with marble back and hearth, inset Living Flame gas fire, coved ceiling, ceiling and wall light point, double radiator, television point, uPVC double glazed picture window to the front, six panel colonial style door to hallway, six panel colonial style double doors leading through to dining room.



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## DINING ROOM

14'6" x 11'9" [4.42m x 3.58m]

Coved ceiling, ceiling light, double radiator with thermostatic valve, built in cupboard, uPVC double glazed window overlooking the rear, six panel colonial style door to kitchen.

## L-SHAPED KITCHEN

14'8" x 11'0" [4.47m x 3.35m]

Stainless steel sink unit with matching mixer tap, tiled splash backs in mosaic style with extensive range of cherry wood effect base, wall and drawer units with contemporary steel handles, stainless steel double oven, gas hob and canopied extractor, plumbed for automatic dishwasher, space for fridge freezer, ceiling lights, uPVC double glazed window overlooking the rear garden, six panel colonial style door to hallway. Opening to.

## GARDEN ROOM

14'10" x 13'0" [4.52m x 3.96m]

Having ceiling light, feature panel radiator, uPVC double glazed windows to the side with uPVC double glazed French doors and matching side panels onto rear garden. Integral door to garage.

## STAIRS TO FIRST FLOOR

With ornamental iron spindles, coved ceiling, ceiling light, double radiator, loft access, airing cupboard being shelved.



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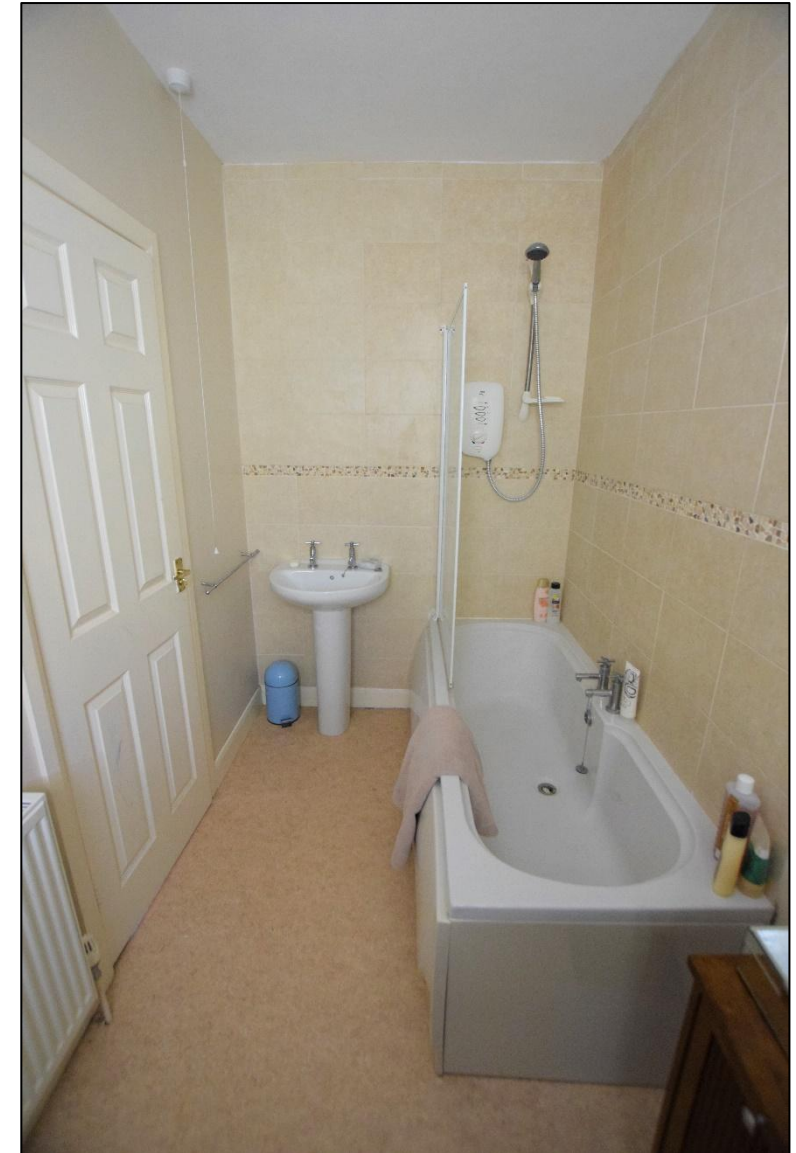


## **MASTER BEDROOM** 13'3" x 13'0" [4.04m x 3.96m]

Coved ceiling, ceiling light, radiator with thermostatic valve, uPVC double glazed window overlooking the front, six panel colonial style door to landing and en-suite bathroom.

## **EN-SUITE BATHROOM**

Comprising a three piece white suite with low flush WC, hand basin and bath, Mira Sport electric shower over bath, glass shower screen, part tiled walls with central mosaic style border, radiator with thermostatic valve, extractor, uPVC double glazed window overlooking the side.



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**MORTGAGE & HOME BUYER SURVEYS**



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## BEDROOM TWO

15'6" x 10'10" [4.72m x 3.3m]

Coved ceiling, ceiling light, radiator with thermostatic valve, uPVC double glazed window overlooking the front, six panel colonial style door to landing.



## BEDROOM THREE

16'4" x 11'1" [4.98m x 3.38m]

Coved ceiling, ceiling light, radiator with thermostatic valve, uPVC double glazed window overlooking the front, six panel colonial style door to landing.



## BEDROOM FOUR

13'2" x 11'10" [4.01m x 3.61m]

Coved ceiling, ceiling light, radiator with thermostatic valve, uPVC double glazed window overlooking the rear, six panel colonial style door to landing.

## BEDROOM FIVE / CURRENTLY USED AS OFFICE

13'0" x 8'1" [3.96m x 2.46m]

Coved ceiling, ceiling light, radiator with thermostatic valve, uPVC double glazed window overlooking the rear, six panel colonial style door to the landing.



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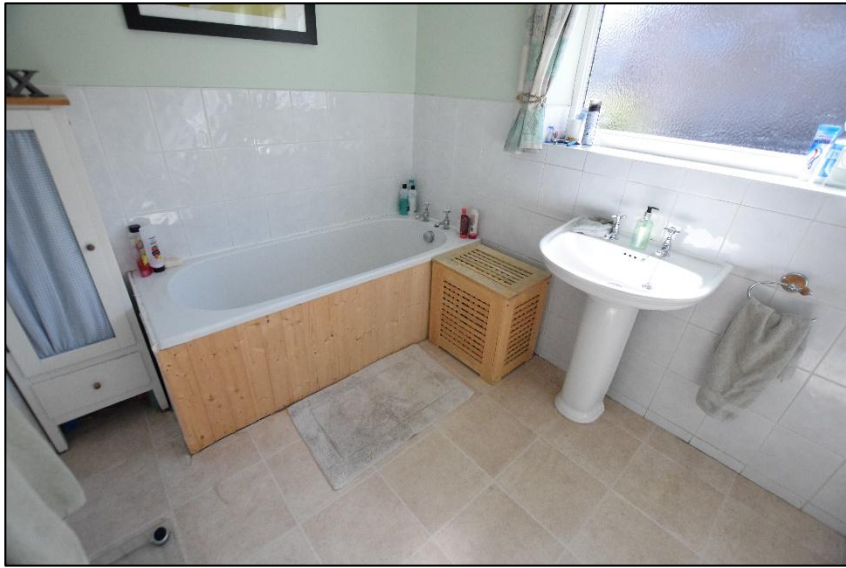
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## FAMILY BATHROOM

Having three piece suite in white comprising of low flush WC, hand basin and bath, separate corner shower cubicle with wet walling, further walls being part tiled, inset ceiling spot lights, heated towel warmer / radiator, two uPVC double glazed windows overlooking the rear, one having leaded and bevelled glass.



## OUTSIDE

Cobbled driveway and path leading to large garage having automatic door, power and light integral door to garden room. To the front is a lawn with wide stocked borders and ornamental shrubs and trees with low wall to front and side. To the rear is a lawned garden with wide stocked borders, particularly large patio with low retaining wall, wall to rear, timber fence to side.

**EPC RATING:** TBC



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Awaiting Floor Plan



For further details please contact  
**Colin Ellis Property Services**  
49 Aberdeen Walk  
Scarborough  
North Yorkshire  
YO11 1BD  
Tel: 01723 363565



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RENT REVIEWS

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