

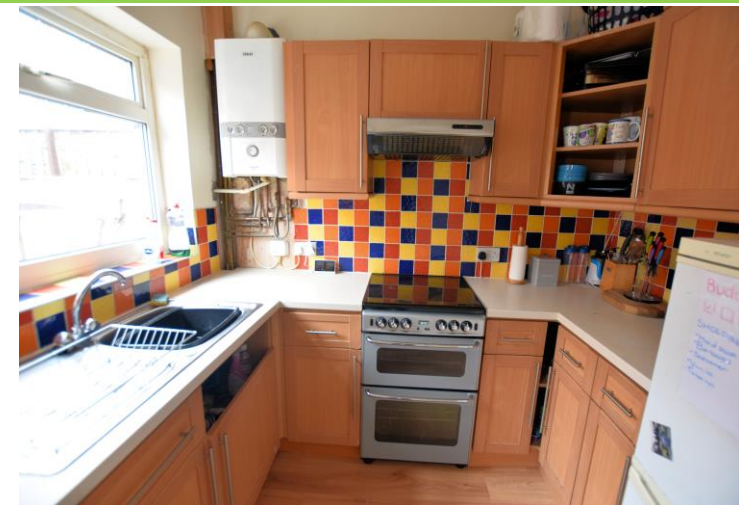
Colin Ellis
property services



Caledonia Street, Scarborough, YO12 7DP

Asking Price Of £125,000

Conveniently located for Gladstone Road school and town, this property will appeal to a variety of purchasers including first time buyers, families and landlords.



Property Description

Conveniently located for Gladstone Road school and town, this three bedroomed bay fronted, terraced home will appeal to a variety of purchasers including first time buyers, families and landlords. The property comprises uPVC double glazed door to hallway with understairs area. The bay fronted lounge has a tasteful fireplace including marble back and hearth and living flame fire. The lounge opens to a rear facing dining area with utility area and uPVC double glazed rear door. The kitchen has shaker style cabinet fronts and the 'Ideal' combination boiler which provides for the central heating and hot water. On the first floor there are three bedrooms and a particularly spacious three piece bathroom suite in white with shower over the bath. Outside is a small forecourt to the front with enclosed yard and timber store to the rear. The property also benefits from gas fired central heating and uPVC double glazing.

LOCATION: From Scarborough Railway Station, proceed down Northway turning left onto Gladstone Road. Turn right onto Candler Street. At the top go onto Fairfax Street then the second left onto Caledonia Street with this property on the right hand side.

ENTRANCE: uPVC double glazed front door with frosted and leaded glass to hallway.

HALLWAY: Radiator, ceiling light, understairs area with coat hanging space.

LOUNGE 12' 1" x 10' 6" (3.68m x 3.2m)

Adam style fire surround with conglomerate marble back and hearth, inset living flame gas fire, coved ceiling, ceiling rose with centre light, wall light points, T.V point, double radiator with thermostatic valve, uPVC double glazed bay window with fitted blind overlooking the front, door to hallway. Opening to separate dining room.

DINING ROOM: 11' 5" x 9' 8" (3.48m x 2.95m)

Built-in alcove cupboard, coved ceiling, ceiling lights, double radiator with thermostatic valve, uPVC double glazed window with fitted blind overlooking the rear. Opening to utility area.

UTILITY AREA: Plumbing for automatic washing machine, inset ceiling spotlights, uPVC double glazed window and door to the rear.

KITCHEN 8' 10" x 6' 0" (2.69m x 1.83m)

Stainless steel sink unit with matching mixer tap, tiled splashbacks, range of beech effect base, wall and drawer units in shaker style with co-ordinating steel handles, granite effect work surfaces, gas cooker point, space for fridge freezer.



STAIRS: Spindle staircase leading to first floor landing with ceiling light and loft access.

BEDROOM ONE 13' 2" x 11' 6" (4.01m x 3.51m)

Coved ceiling, ceiling light, alcoves, radiator, uPVC double glazed window overlooking the rear, door to landing.

BEDROOM TWO 10' 0" x 9' 5" (3.05m x 2.87m)

Coved ceiling, ceiling light, alcoves, radiator with thermostatic valve, uPVC double glazed window overlooking the front.

BEDROOM THREE 10' 8" x 9' 0" (3.25m x 2.74m)

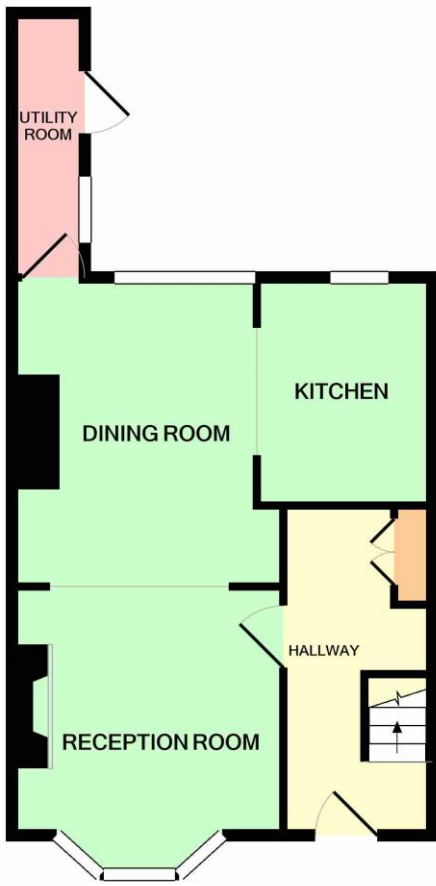
Coved ceiling, ceiling light, radiator with thermostatic valve, uPVC double glazed window overlooking the front.

BATHROOM 11' 2" x 7' 3" (3.4m x 2.21m)

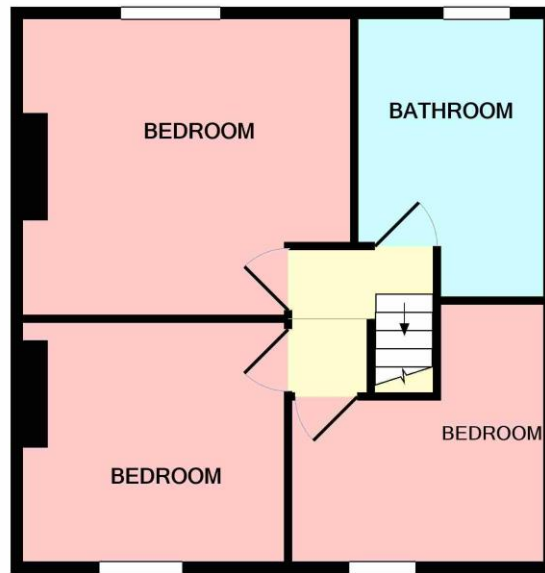
Three piece suite in white comprising low flush W.C, hand basin and bath, Triton electric shower over, part tiled walls, radiator, coved ceiling, track of spotlights, extractor, uPVC double glazed window with frosted glass and fitted blind to the rear, door to landing.

OUTSIDE: To the front is a forecourt with low wall. To the rear is an enclosed yard with timber store shed and gated pedestrian access.





GROUND FLOOR

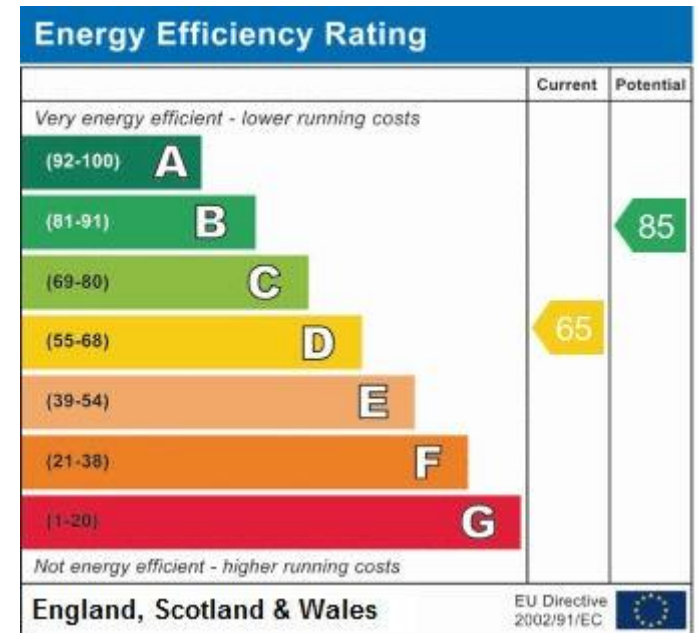


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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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.

Council Tax Band: Band A



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