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property services

Princess Royal Terrace
Scarborough, YO11 2RP

Located on Scarborough's popular South Cliff, convenient for Ramshell's facilities. We are pleased to be able to bring to the market this most spacious six bedroomed property which still retains some of its period character, with some contemporary improvements. The property will appeal to a variety of purchasers including families and those considering commercial opportunities, subject to permissions.

Asking Price Of
£249,950



LOCATION: From Scarborough railway station proceed over Valley Bridge onto Ramshill and Filey Road. Turn right onto Westbourne Grove then left onto Princess Royal Terrace. This property is on the right hand side.

ENTRANCE: Front door with arched top light leading to vestibule.

VESTIBULE: Coved ceiling, ceiling light, part glazed door with matching side panels to hallway.

HALLWAY: Coved ceiling, quality gloss finished floor, double radiator with thermostatic valve, dado rail.

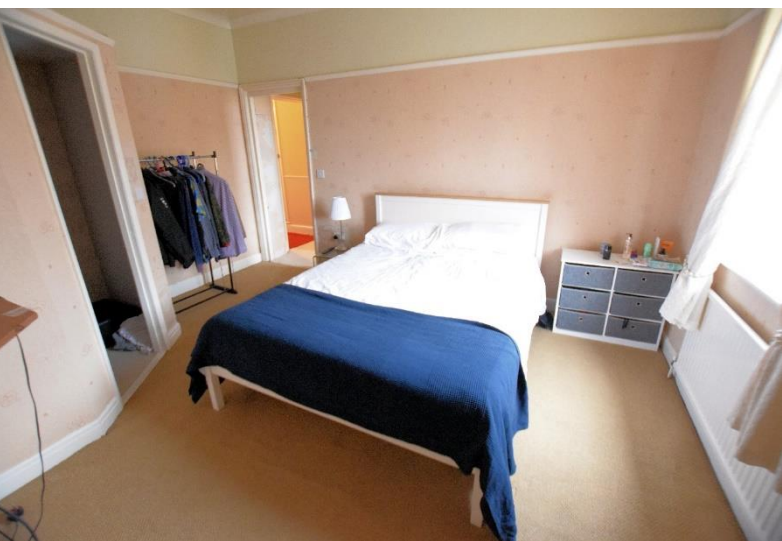
LOUNGE 16' 4" x 14' 2" (4.98m x 4.32m): Coved ceiling with ceiling rose and centre light, attractive tiled fireplace and hearth with open grated fire, quality gloss finished wood effect flooring, alcoves, double radiator with thermostatic valve, uPVC double glazed sliding sash bay window overlooking the front, four panel door to hallway, archway leading through to dining room.

DINING ROOM 15' 10" x 12' 9" (4.83m x 3.89m): Coved ceiling, ceiling rose with centre light, picture rail, quality gloss wood effect flooring, radiator with thermostatic valve, internal sealed unit double glazed window, door to hallway.

UTILITY AREA 10' 8" x 5' 8" (3.25m x 1.73m): Plumbed for automatic washing machine, space for dryer, inset ceiling spotlights, wall mounted Ariston gas boiler providing for radiators and domestic hot water, uPVC double glazed window to the rear, opening to lobby area.

LOBBY: uPVC double glazed window to the rear, inset ceiling spotlight.

KITCHEN 18' 0" x 8' 6" (5.49m x 2.59m): Stainless steel sink unit with matching mixer tap, brick effect tiled splashbacks, extensive range of fitted base, wall and drawer units in grey shaker style with



contemporary handles, co-ordinating wood effect work surfaces, space for range style cooker with stainless steel tiled splashback, fitted stainless steel and glass canopied extractor, ceramic tiled floor, space for American style fridge freezer, ceiling lights, uPVC double glazed window to the side, double radiator, uPVC double glazed French doors with matching side panel onto rear decked area.

STAIRS: Leading from utility area down to hallway.

HALLWAY: Laminate floor and ceiling light.

BATHROOM: Low flush W.C, hand basin with mixer tap, bath with mixer shower over, part tiled walls, heated towel warmer/radiator, ceiling light, ceramic tiled floor, extractor, six panel colonial style door.

STORE ROOM: Shelved, six panel colonial style door.

CELLAR ROOM ONE: Double radiator with thermostatic valve, beamed ceiling, inset ceiling spotlights, uPVC double glazed window with frosted glass to the front, six panel colonial style door to hallway.

CELLAR ROOM TWO: Wall light points, radiator, internal window and door to rear lobby area with door to rear.

STAIRS: Spindle return staircase leading to split level landing with dado rail, ceiling light, painted open staircase and landing.

BATHROOM: Three piece suite in white comprising low flush W.C, hand basin and bath in white, radiator, uPVC double glazed window to the rear, cylinder/airing cupboard, door to landing.

BEDROOM ONE 16' 3" x 12' 8" (4.95m x 3.86m): Coved ceiling, ceiling light, alcove shelving, hand basin with tiled splashback, uPVC double glazed bay window overlooking the rear, radiator, doors to landing and en-suite shower room.

ENSUITE SHOWER ROOM: Low flush W.C, shower cubicle with Triton electric shower, extractor, ceiling light.

BEDROOM TWO 15' 6" x 11' 8" (4.72m x 3.56m): Coved ceiling, ceiling light, hand basin with tiled splashback, double radiator with thermostatic valve, uPVC double glazed sliding sash bay window overlooking the front, dressing area/wardrobe, door to landing.

BEDROOM THREE 10' 5" x 7' 0" (3.18m x 2.13m): Coved ceiling, picture rail, radiator with thermostatic valve, uPVC window overlooking the front.

ENSUITE SHOWER ROOM: Low flush W.C and hand basin in white, shower cubicle with tiled walls, extractor, ceiling light.

STAIRS: Return spindle staircase leading to second floor landing being split level with airing cupboard being shelved, ceiling light, radiator, uPVC double glazed window overlooking the rear.

BEDROOM FOUR 13' 9" x 12' 10" (4.19m x 3.91m): Coved ceiling, picture rail, alcoves, radiator with thermostatic valve, uPVC double glazed window overlooking the rear.

ENSUITE SHOWER ROOM: Low flush W.C, hand basin and shower with part tiled walls, ceiling light and extractor.



BEDROOM FIVE 14' 1" x 11' 9" (4.29m x 3.58m): Coved ceiling, ceiling light, dado rail, radiator with thermostatic valve, walk-in dressing area, uPVC double glazed sliding sash window overlooking the front, opening to inner lobby area with cupboard and access to additional bedroom.

BEDROOM SIX: Coved ceiling, picture rail, ceiling light, radiator with thermostatic valve, uPVC double glazed window overlooking the front.

ENSUITE SHOWER ROOM: Low flush W.C and hand basin in white, shower area with electric shower and tiled walls.

DOOR: with stairs from landing leading to Bedroom Six.

LOFT ROOM ONE: Ceiling light, radiator with thermostatic valve, uPVC double glazed window overlooking the rear.

ENSUITE SHOWER ROOM: Low flush W.C., hand basin, tiled splashbacks, shower area with shower.

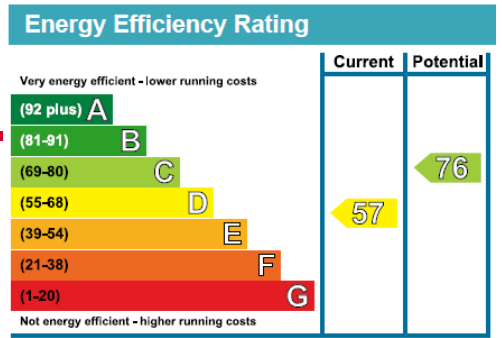
OUTSIDE: To the front is a fore garden with low wall, wrought iron gate and hedge to the side. To the rear is a lawned garden with wide stocked borders and raised decked area, timber store shed, gated access to the rear giving access to rear lane.



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Bluebeam® (2019)

Princess Royal Terrace - Reference Number: 10758
Council Tax Band: Band D

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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