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Graham Court, Graham Crescent, YO12 5DG

£184,950

This particularly spacious two double bedded purpose built first floor flat is located in a well regarded crescent overlooking a central green in the Stepney area of town, offering well laid out accommodation popular with couples and mature purchasers



Property Description

PROPERTY DESCRIPTION

This particularly spacious two double bedded purpose built first floor flat is located in a well regarded crescent overlooking a central green in the Stepney area of town, offering well laid out accommodation popular with couples and mature purchasers. Approached from the side via its own independent access the property comprises a hallway, large bay fronted lounge having feature fire surround with living flame fire, fitted kitchen having cream shaker style cabinets overlooking the rear gardens. There are two good sized bedrooms both having fitted cupboards/wardrobes. The bathroom has a two piece suite in white with additional separate corner shower cubicle, there is an adjacent separate WC. The property also benefits from a large loft/hobbies room and separate loft area housing Valliant boiler. Outside is a side driveway leading to the garage. The property sits in large communal gardens and has a front facing balcony leading from French Doors in the main bedroom. The flat also has double glazed windows and door. A super home with viewing highly recommended.

DIRECTIONS

From Scarborough Railway Station proceed up Westborough onto Falsgrave Road, turn right onto Scalby Road then left onto Stepney Grove with Graham Crescent off on the right hand side.

ENTRANCE

Covered weather canopy leading to UPVC front door, ground floor stairs leading to first floor landing. Dado rail, ceiling lights, UPVC double glazed window to the side, Georgian style glazed door leading to hallway.

HALLWAY

Coved ceiling, ceiling light, built in cupboards, radiator, dado rail.





LOUNGE

17' 10" x 14' 5" (5.44m x 4.39m)

Attractive fire surround with marble back and hearth, inset living flame electric fire, coved ceiling, ceiling light, two radiators, TV point, UPVC double glazed bay window overlooking the crescent, dimmer switch, door leading to hallway.

KITCHEN/BREAKFAST ROOM

10' 10" x 9' 2" (3.3m x 2.79m)

Stainless steel sink unit with matching mixer tap, tiled splashback, cream fronted shaker style cabinets, beech effect worktop, electric cooker point with fitted extractor over, space for fridge freezer, plumbed for automatic washing machine, integrated dishwasher, inset LED spotlights, UPVC double glazed window overlooking the rear garden, door to hallway.



BEDROOM ONE

14' 10" x 12' 7" (4.52m x 3.84m)

Built in wardrobes with overhead cupboards, double radiator, understairs cupboard, coved ceiling, ceiling light, UPVC double glazed doors out on to front facing railed balcony, door to hallway, additional door to staircase.

BEDROOM TWO

12' 2" x 11' 4" (3.71m x 3.45m)

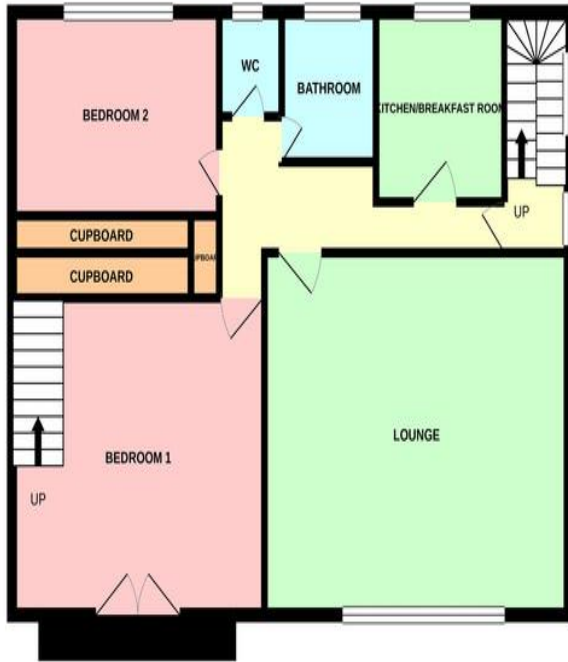
Built in wardrobes and overhead cupboards, coved ceiling, picture rail, radiator, UPVC double glazed window overlooking the rear, door to hallway.

BATHROOM

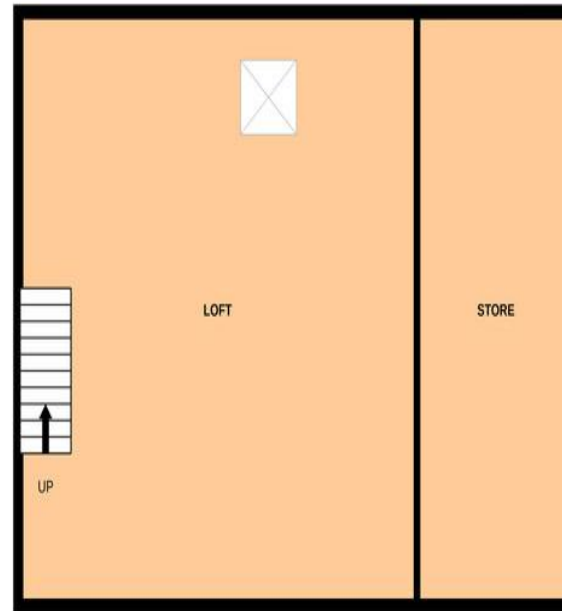
White bath and hand basin both with mixer taps, gloss white vanity cabinets, corner shower cubicle, tiled walls, Mira shower, heated towel warmer, ceiling light, UPVC double glazed window to the rear, door to landing,



GROUND FLOOR
782 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
771 sq.ft. (71.6 sq.m.) approx.



separate WC in white with part tiled walls, ceiling light, UPVC double glazed window to the rear, door to landing.

LOFT ROOM

19' 0" x 14' 0" (5.79m x 4.27m)

Ceiling spotlights, radiator, Velux double glazed window overlooking the rear, door through to further loft area with wall Valliant boiler.

TOTAL FLOOR AREA: 1553 sq.ft. (144.3 sq.m.) approx.

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.
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