



colin ellis

**Langdale Road,
Scarborough, YO12 7RA**

Colin Ellis welcome to the market a CHARACTER FOUR BEDROOM property located CLOSE TO TOWN. This SUBSTANTIAL, CHARACTERFUL FAMILY HOME, offers TWO RECEPTION ROOMS, galley kitchen, family bathroom and a REAR ENCLOSED YARD. This home has also had new windows installed ***.

Guide Price £190,000

4

1

2

D

EPC

FULL

Briefly comprising of an entrance hall, bay fronted lounge, dining room and a galley kitchen with rear access. The first floor offers a family bathroom and four bedrooms, the master benefitting from a bay widow and fitted wardrobes.

Outside the rear benefits from a rear enclose yard.

This lovely home is situated close to a wealth of local amenities and attractions such as Peasholm Park ,the North Bay, local shops, Sea Life Centre, the Open Air Theatre, the miniature railway and the Alpamare Waterpark.

ENTRANCE HALL

Under stairs storage, single radiator, uPVC double glazed door and power points.

LOUNGE

4.6 x 3.9 (15'1" x 12'9")

Coving, uPVC double glazed windows, double radiator and power points.

DINING ROOM

3.6 x 3.4 (11'9" x 11'1")

Coving, double radiator, uPVC double glazed window and power points.

KITCHEN

4.4 x 3.0 (14'5" x 9'10")

Base and wall units, wood worktop, tiled splash back, space for oven, hob, fridge, freezer and washing machine, sink/drainer unit, uPVC double glazed window and door and power points.

LANDING

Drop down ladder to attic and power points.



BEDROOM ONE

4.6 x 2.5 (15'1" x 8'2")

Fitted wardrobe, double radiator, uPVC double glazed window and power points.



BEDROOM TWO

3.6 x 3.4 (11'9" x 11'1")

Double radiator, uPVC double glazed window and power points.

BATHROOM

2.3 x 2.0 (7'6" x 6'6")

Panel bath, basin with pedestal, low flush wc, electric shower over bath, uPVC double glazed frosted windows and ladder radiator.



BEDROOM THREE

3.0 x 1.9 (9'10" x 6'2")

Double radiator, uPVC double glazed window and power points.

BEDROOM FOUR

2.8 x 1.9 (9'2" x 6'2")

Double radiator, uPVC double glazed window and power points.

REAR YARD

Space for off street parking.



GROUND FLOOR



1ST FLOOR



colin ellis

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 seller and agent have not tested any services or equipment that have been listed and no guarantee as to their operability or efficiency can be given.
Made with Metres 2008

Langdale Road - 18602881

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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Zoopla **rightmove**  



Tel: 01723 363565

E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online

www.colinellis.co.uk