



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



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 window and fitted wardrobes.

Outside the rear benefits from a rear enclosed 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.

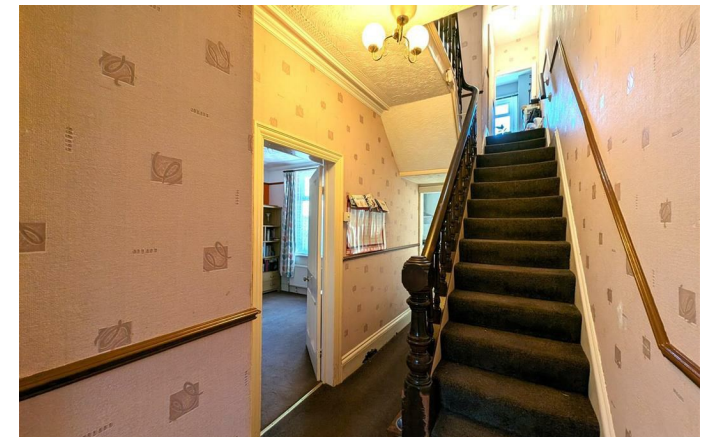
KITCHEN

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/drain 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

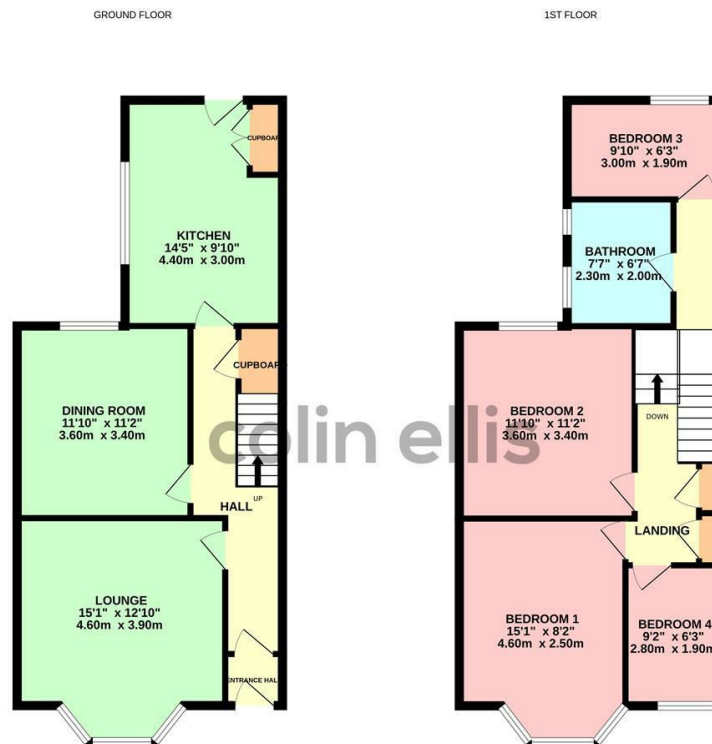
2.8 x 1.9 (9'2" x 6'2")

Double radiator, uPVC double glazed window and power points.

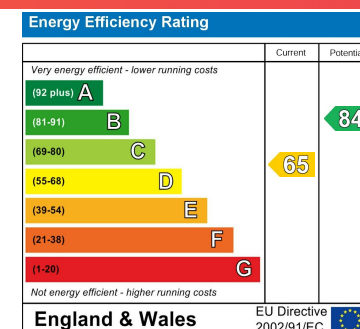
REAR YARD

Space for off street parking.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 is given as to their operability or efficiency can be given.
Made with Floorplan 2012



Langdale Road - 18602881
Council Tax Band - B
Tenure - Freehold

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