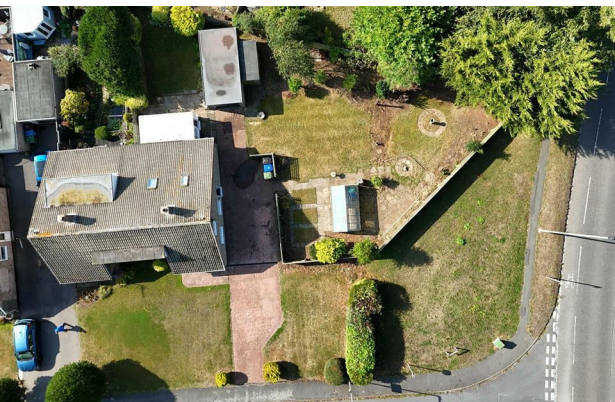




colin ellis

Byward Drive, Scarborough, YO12 4JE

Guide Price £235,000

Occupying a substantial plot, this generously proportioned semi-detached home offers versatile accommodation, a detached garage, ample off-road parking and exciting potential for further development, subject to the necessary consents.

Of particular note is the considerable additional garden land surrounding the property. Its size and configuration may offer purchasers the opportunity to explore the creation of an additional dwelling or building plot, subject to planning permission, access requirements and all other necessary approvals.

Alternatively, the generous grounds provide excellent scope to extend or remodel the existing home. The ground floor includes a spacious living room, separate dining room, fitted kitchen, bedroom, WC/utility and a useful sunroom overlooking the garden. Upstairs is a particularly generous bedroom, dressing room, house bathroom and storage room.



PROPERTY DESCRIPTION

Set within a particularly generous plot, this established semi-detached property represents an exciting opportunity for buyers seeking a home with excellent outside space and significant potential.

The property is approached over a broad driveway providing ample off-road parking and access along the side of the house to a detached garage. A lawned front garden creates an attractive setback from the road, while the overall extent of the plot is one of the property's most notable features.

An entrance leads into the ground floor accommodation, where the living room is a well-proportioned reception space with a large front facing window providing plenty of natural light and an existing fireplace forming the focal point.

To the rear is a separate dining room, connecting with the sunroom and enjoying views towards the garden. The adjoining sunroom provides useful additional reception space and direct access outside. The kitchen is fitted with a range of wall and base units, work surfaces, sink and space for freestanding appliances. While functional, the kitchen and wider accommodation provide an excellent opportunity for updating and modernisation. Also situated on the ground floor is a bedroom, giving the property a particularly adaptable layout and offering scope for use as a home office or additional reception room if preferred. A WC/utility completes the principal ground-floor accommodation.

On the first floor, the main bedroom is particularly generous and benefits from an adjoining dressing room. The house bathroom is also located on this floor, together with a useful storage room.

With its substantial plot, detached garage, extensive parking and considerable scope for improvement or potential development, this is a particularly interesting opportunity with a range of possibilities for its next owner.

GARDENS & DEVELOPMENT POTENTIAL

The outside space is arguably the property's standout feature. The house occupies a substantial and unusually generous plot, with extensive garden land extending around and beyond the existing dwelling.

Given the amount of additional land, purchasers may wish to investigate its potential for residential development, including the possibility of creating an additional dwelling or separate building plot. The existing side access and overall configuration of the site further add to the property's appeal from a development perspective.

** No representation is made that planning permission would be granted, and interested parties should make their own enquiries with the relevant local planning authority regarding development potential, highway access, services, title restrictions and any other necessary consents. **

For purchasers not wishing to pursue separate development, the plot provides equally exciting possibilities to substantially extend and remodel the existing house, create garaging or ancillary accommodation, or simply retain an exceptionally generous private garden, all subject to the appropriate permissions where required.

LIVING ROOM

5.14 x 3.21 (16'10" x 10'6")

DINING ROOM

3.11 x 2.36 (10'2" x 7'8")

SUNROOM

2.26 x 4.01 (7'4" x 13'1")

KITCHEN

3.80 x 2.39 (12'5" x 7'10")

WC/UTILITY

2.52 x 1.37 (8'3" x 4'5")

BEDROOM

3.12 x 3.64 (10'2" x 11'11")

BEDROOM

4.33 x 3.79 (14'2" x 12'5")

DRESSING ROOM

1.89 x 3.24 (6'2" x 10'7")

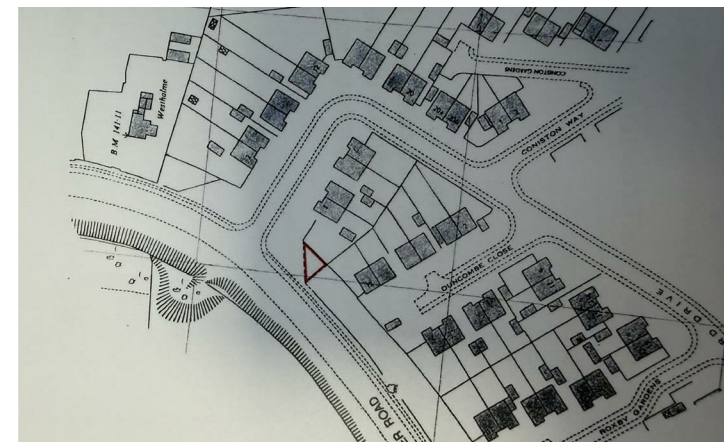
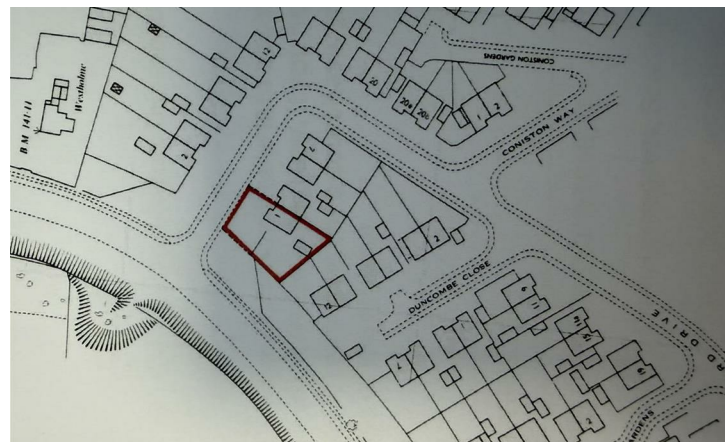
BATHROOM

3.16 x 1.40 (10'4" x 4'7")

STORAGE ROOM

1.00 x 2.27 (3'3" x 7'5")







Approximate total area[®]
1018 ft²
94.4 m²
Reduced headroom
40 ft²
3.7 m²

(1) Excluding balconies and terraces

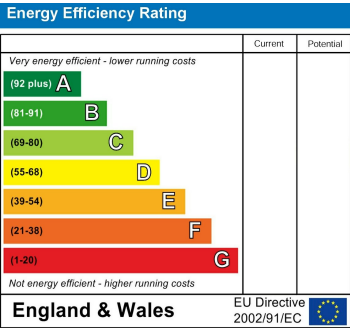
Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Byward Drive - 18830751
Council Tax Band - C
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.



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