



colin ellis

## Columbus Ravine, Scarborough, YO12 7JT

Columbus Ravine is home to this delightful FOUR BEDROOM TERRACED HOUSE which presents an excellent opportunity for families seeking a spacious and comfortable home. The house is thoughtfully arranged over THREE FLOORS and is ideal for those who require ample living space.

One of the features of this home is the LARGE GARDEN, which offers a wonderful outdoor space. Additionally, the property also benefits from a LARGE GARAGE.

Situated close to the beautiful beach, as well as being within easy reach of the town centre, this large family home would make a perfect home for a family or anyone looking to invest.

Guide Price £260,000





## PROPERTY DESCRIPTION

The property briefly comprises of a good sized front garden leading to the front door. To the ground floor is an open plan living and dining room with bay window leading to a kitchen at the rear and a good size utility area. On the first floor is the main bedroom with bay window and views over Scarborough, a second bedroom to the rear and a bathroom with a separate WC. On the second floor there are two double bedrooms, one with views over Scarborough and the other with views over the rear garden. To the rear is a good size garden with patio area and to the rear of the garden is a large garage with power and lighting. In recent years the house has also had a new roof.

### LIVING ROOM

3.61 x 3.23 (11'10" x 10'7")

### DINING ROOM

4.12 x 4.35 (13'6" x 14'3")

### KITCHEN

3.66 x 2.08 (12'0" x 6'9")

### UTILITY AREA

3.38 x 2.06 (11'1" x 6'9")

### FIRST FLOOR

#### BEDROOM

3.50 x 4.33 (11'5" x 14'2")

#### BEDROOM

1.26 x 2.70 (4'1" x 8'10")

#### BATHROOM

2.40 x 2.07 (7'10" x 6'9")

#### WC

0.77 x 1.12 (2'6" x 3'8")

### SECOND FLOOR

#### BEDROOM

4.05 x 4.27 (13'3" x 14'0")

#### BEDROOM

3.57 x 4.26 (11'8" x 13'11")









Approximate total area<sup>®</sup>

1237.32 ft<sup>2</sup>  
114.95 m<sup>2</sup>

Reduced headroom

4.24 ft<sup>2</sup>  
0.39 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

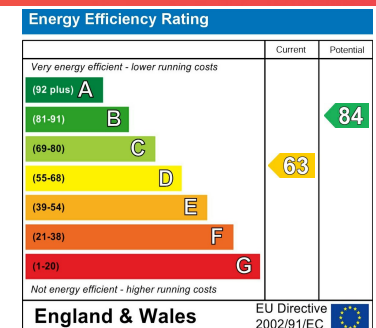
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**Columbus Ravine - 18685313**

**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.



**Tel: 01723 363565**

**E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)**

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