



colin ellis

## Columbus Ravine, Scarborough, YO12 7QU

In fantastic condition throughout this first floor apartment has undergone a scheme of modernisation including a modern kitchen and bathroom and benefits from off street parking to the rear.

The apartment is split over two floors with the living room, kitchen and bathroom to the first floor and three bedrooms and en suite to the second floor making it perfect for first-time buyers, families, or investors looking for a property in a desirable location and within close proximity to local amenities and the beautiful Scarborough coastline.

Guide Price £170,000





## FIRST FLOOR LANDING

Ceiling lights and radiators.

## LIVING ROOM

4.86 x 4.57 (15'11" x 14'11")

Radiators, uPVC double glazed window and ceiling light.

## KITCHEN

2.95 x 2.96 (9'8" x 9'8")

Fitted kitchen with a range of cupboards and draws, uPVC double glazed window and door to spiral stairs and balcony. space for fridge/freezer and washing machine, ceiling light, extractor fan, integrated oven, hob and microwave and splash back.

## BATHROOM

2.70 x 1.57 (8'10" x 5'1")

Bath with shower over, glass screen, hand basin with vanity unit, wc, uPVC double glazed frosted window, extractor fan, and heated towel rail.

## SECOND FLOOR LANDING

Sky light, loft access, ceiling light and storage cupboard.

## BEDROOM ONE

2.88 x 3.81 (9'5" x 12'5")

Radiator, uPVC double glazed window, and ceiling light.

## EN SUITE

2.93 x 0.74 (9'7" x 2'5")

Wc, sky light, hand basin, ceiling light, electric shower cubicle, extractor fan and tiled splash back.





## BEDROOM TWO

3.66 x 2.18 (12'0" x 7'5'2")

Radiator, uPVC double glazed window and ceiling light.

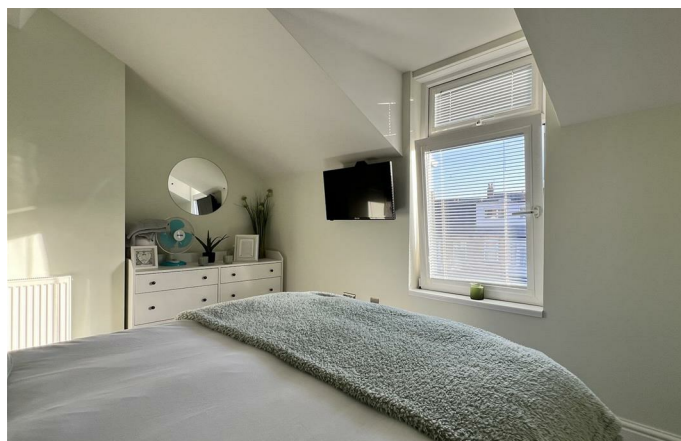
## BEDROOM THREE

3.66 x 2.73 (12'0" x 8'11")

Radiator, uPVC double glazed window and ceiling light.

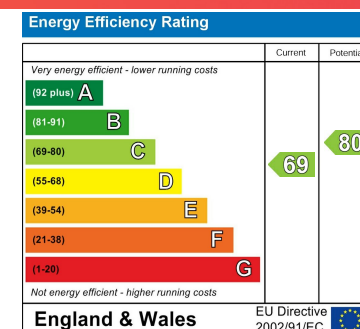
## OUTSIDE

On the rear parking space at the moment is a Summer House/ storage unit perfect for storing bikes, surfboards etc or used as a seating area.





While 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 errors, omission or misstatement. 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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**Columbus Ravine - 18705699**  
**Council Tax Band - B**  
**Tenure - Freehold**

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