



colin ellis

Throxenby Lane, Scarborough, YO12 5HN

A well proportioned four bedroom detached family home occupying a pleasant, tucked-away position on Throxenby Lane, with generous accommodation arranged over two floors, a double garage, and a mature enclosed garden.

The property is generally well maintained but would now benefit from a programme of updating throughout, offering purchasers an excellent opportunity to enhance and personalise to their own taste, and to create a long term family home in this sought after and seldom available residential location.

Guide Price £435,000



PROPERTY DESCRIPTION

Internally, the ground floor opens into a welcoming entrance hall with cloakroom/WC and staircase. There is a spacious living room enjoying good natural light, along with a separate dining room. The kitchen is well sized with extensive fitted units and work surfaces, and is complemented by a useful utility room with further access to the garage.

To the first floor, the accommodation offers four bedrooms, including a generous principal bedroom with en-suite bathroom. A family bathroom serves the remaining bedrooms, and there is an additional occasional room offering flexible use as a study, hobby room or storage area.

Externally, the rear garden is a particular feature, mainly laid to lawn with established trees and shrubs, offering a pleasant outlook. A paved seating area provides space for outdoor dining.

LIVING ROOM

7.52 x 3.50 (24'8" x 11'5")

DINING ROOM

4.10 x 3.51 (13'5" x 11'6")

KITCHEN

5.26 x 3.50 (17'3" x 11'5")

UTILITY ROOM

2.13 x 3.50 (6'11" x 11'5")

WC

1.60 x 0.88 (5'2" x 2'10")

BEDROOM

3.23 x 5.34 (10'7" x 17'6")

EN SUITE

2.62 x 1.77 (8'7" x 5'9")

BEDROOM

3.22 x 3.49 (10'6" x 11'5")

BEDROOM

3.20 x 3.49 (10'5" x 11'5")

BEDROOM

4.22 x 2.52 (13'10" x 8'3")

OCCASIONAL ROOM

3.08 x 5.35 (10'1" x 17'6")

BATHROOM

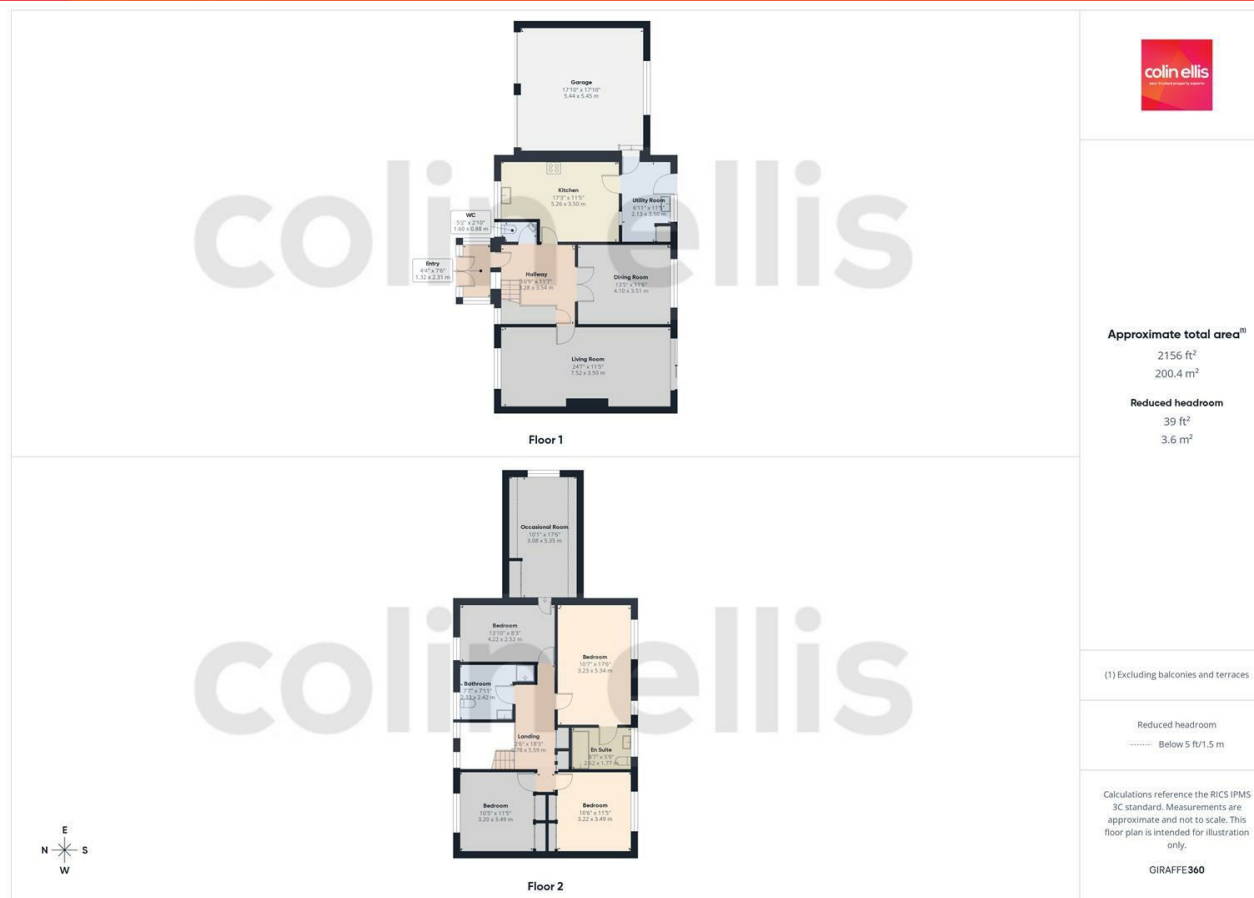
2.33 x 2.42 (7'7" x 7'11")

DOUBLE GARAGE

5.44 x 5.45 (17'10" x 17'10")







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Throxenby Lane - 18773731
Council Tax Band - F
Tenure - Freehold

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