



colin ellis

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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

4

2

2

EPC

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")







Throxenby Lane - 18773731

Council Tax Band - F

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.

Energy Efficiency Rating

Rating	Score Range	Color	Notes
A	(92 plus)	Dark Green	Very energy efficient - lower running costs
B	(81-91)	Medium Green	
C	(69-80)	Light Green	
D	(55-68)	Yellow	
E	(39-54)	Orange	
F	(21-38)	Red	
G	(1-20)	Dark Red	Not energy efficient - higher running costs

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