



# colin ellis

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## Hadrians Walk, Scarborough, YO12 4LG

Located within the popular Crossgates area of Scarborough, this beautifully presented four bedroom semi-detached home has been thoughtfully improved to offer generous and versatile living accommodation, ideal for modern family life.

The property has been improved by the addition of two bedrooms, transforming it into a four bedroom home. One of the newly created rooms is currently used as the principle bedroom, offering an excellent main sleeping space with flexibility to suit a variety of needs.

Well presented throughout and ready to move into, this attractive home is conveniently positioned for local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

**Guide Price £225,000**

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## PROPERTY DESCRIPTION

The ground floor briefly comprises a welcoming entrance, a tastefully decorated living room, a convenient downstairs WC, and a modern fitted kitchen with ample storage and worktop space. The kitchen opens into the sun room, which enjoys views over the rear garden and provides an excellent dining or additional sitting area with direct access outside.

To the first floor are two well proportioned bedrooms along with a contemporary family bathroom. The third & forth bedroom are located on the upper level, offering a versatile space suitable for a principle bedroom, home office, or hobby room.

Externally, the property benefits from an enclosed rear garden and to the side is a gated driveway providing off-street parking, leading to a detached garage.

### LIVING ROOM

4.69 x 2.60 (15'4" x 8'6")

### KITCHEN

2.34 x 3.57 (7'8" x 11'8")

### SUN ROOM

3.47 x 3.29 (11'4" x 10'9")

### WC

1.20 x 1.34 (3'11" x 4'4")

### BEDROOM

2.44 x 3.60 (8'0" x 11'9")

### BEDROOM

2.61 x 3.60 (8'6" x 11'9")

### BATHROOM

1.90 x 1.73 (6'2" x 5'8")

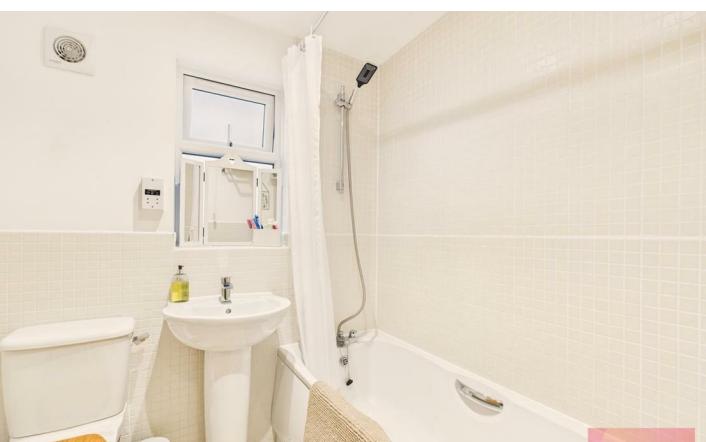
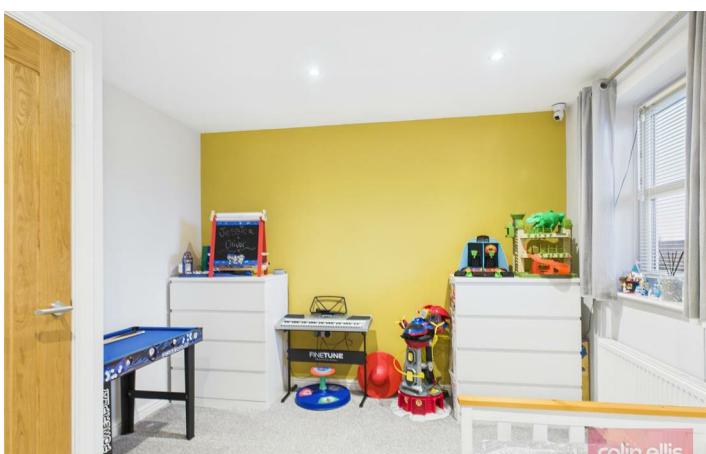
### BEDROOM

2.66 x 3.58 (8'8" x 11'8")

### BEDROOM

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







**Hadrians Walk - 18772162**

## **Council Tax Band - B**

## 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.

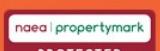
Energy Efficiency Rating

Rating	Score Range	Color	Current	Potential
A	(92 plus)	Green		
B	(81-91)	Dark 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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EU Directive 2002/91/EC



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