



colin ellis

**Scalby Road,
Scarborough, YO12 6TB**

Colin Ellis welcomes to the market a NEWLY RENOVATED property set on a CORNER PLOT. This TWO bedroom DETACHED BUNGALOW has undergone a SCHEME OF WORKS, including a NEW KITCHEN and BATHROOM, NEW electrics and HEATING, a WOOD STOVE installed in the DUAL ASPECT BAY FRONTED lounge, NEW WINDOWS and works to the WRAP AROUND GARDEN.

Guide Price £340,000





Being located on the Northside of Scarborough this well presented home offers excellent access to a wealth of local amenities including supermarket, library, doctors surgery, Scarborough hospital, a choice of junior and secondary schools plus excellent public transport links making this an excellent all round family home. Internal viewing is highly recommended!

Briefly comprising of a porch leading to an entrance hall, dual aspect bay fronted lounge, kitchen/diner, two bedrooms the second being used as a dining room, bathroom and a utility space. The outside offers a detached garage with a new roof and electric door, drive with ample parking and a car port and wrap around gardens that benefit from the sun all day.

ENTRANCE

Porch leading to hallway with LED down lights, loft access, wood flooring and radiator.

LOUNGE

16'8" x 13'9" (5.1 x 4.2)

uPVC double glazed bay window to the front, uPVC double glazed window to the side, two radiators, wood stove, LED down lights and wood flooring.

KITCHEN

14'9" x 12'9" (4.5 x 3.9)

Range of base, wall and drawer units, quartz worktop, integrated oven and hob, space for fridge and freezer, integrated dishwasher, extractor hood, inset sink with mixer tap, uPVC double glazed window, radiator and LED down lights.





UTILITY SPACE

8'2" x 2'11" (2.5 x 0.9)

Space for washing machine, uPVC double glazed window, ladder radiator and LED down lights.

BEDROOM ONE

14'1" x 12'9" (4.3 x 3.9)

Two uPVC double glazed windows, radiator and LED down lights.

BEDROOM TWO/DINING ROOM

13'9" x 10'9" (4.2 x 3.3)

Two uPVC double glazed windows, uPVC double glazed French doors, radiator, wood flooring and LED down lights.

BATHROOM

8'2" x 5'10" (2.5 x 1.8)

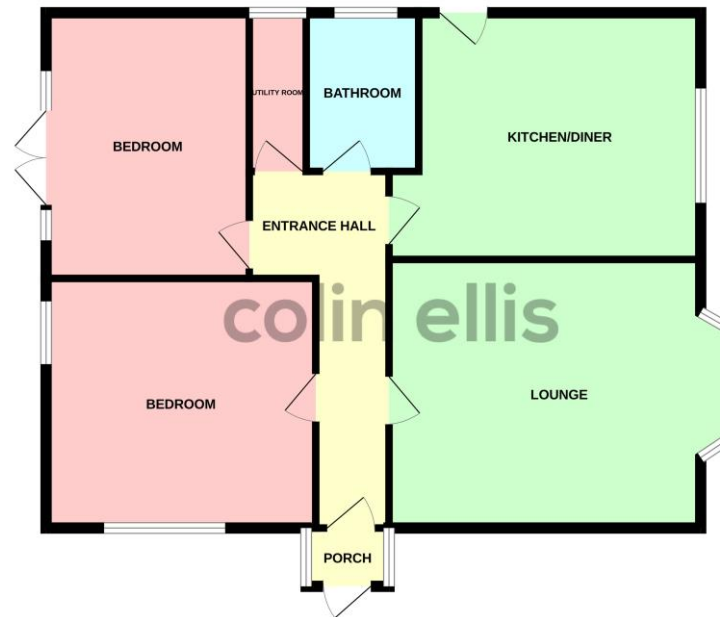
Shower cubicle with power shower, hand basin, WC, uPVC double glazed window, LED down lights and ladder radiator.

OUTSIDE

Wrap around garden, driveway and detached garage with electric up and over door and electric and power.



GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error or omission of the above. 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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Scalby Road

Council Tax Band: D

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.



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