



colin ellis

## Herdborough Road, Scarborough, YO11 3HP

In great order throughout this THREE BEDROOM MID TERRACE family home offers SPACIOUS bedrooms and an OPEN PLAN KITCHEN DINER with French doors onto the enclosed rear garden. Herdborough Road is conveniently located for local amenities with great local schools, shops and doctors and has great connections for transport with Seamer train station and the A64 close by. Viewing is highly recommended.

Guide Price £140,000





## ENTRANCE

uPVC double glazed door into entrance hall with uPVC double glazed window, coving, ceiling, radiator and under stairs storage.

## LIVING ROOM

3.88 x 3.40 (12'8" x 11'1")

uPVC double glazed window, radiator, fire surround, coving and ceiling light.

## KITCHEN DINER

4.54 x 3.41 (14'10" x 11'2")

uPVC double glazed window, uPVC double glazed French doors out onto rear patio, radiator, inset ceiling spotlights, ceiling light, coving, fitted kitchen with range of cupboards, space for fridge freezer, cooker, dishwasher and washing machine.

## UTILITY

3.59 x 1.21 (11'9" x 3'11")

Fitted cupboards, ceiling light, wall mounted boiler and uPVC double glazed door out onto rear garden.

## FIRST FLOOR LANDING

Loft access, ceiling light and coving.

## BEDROOM ONE

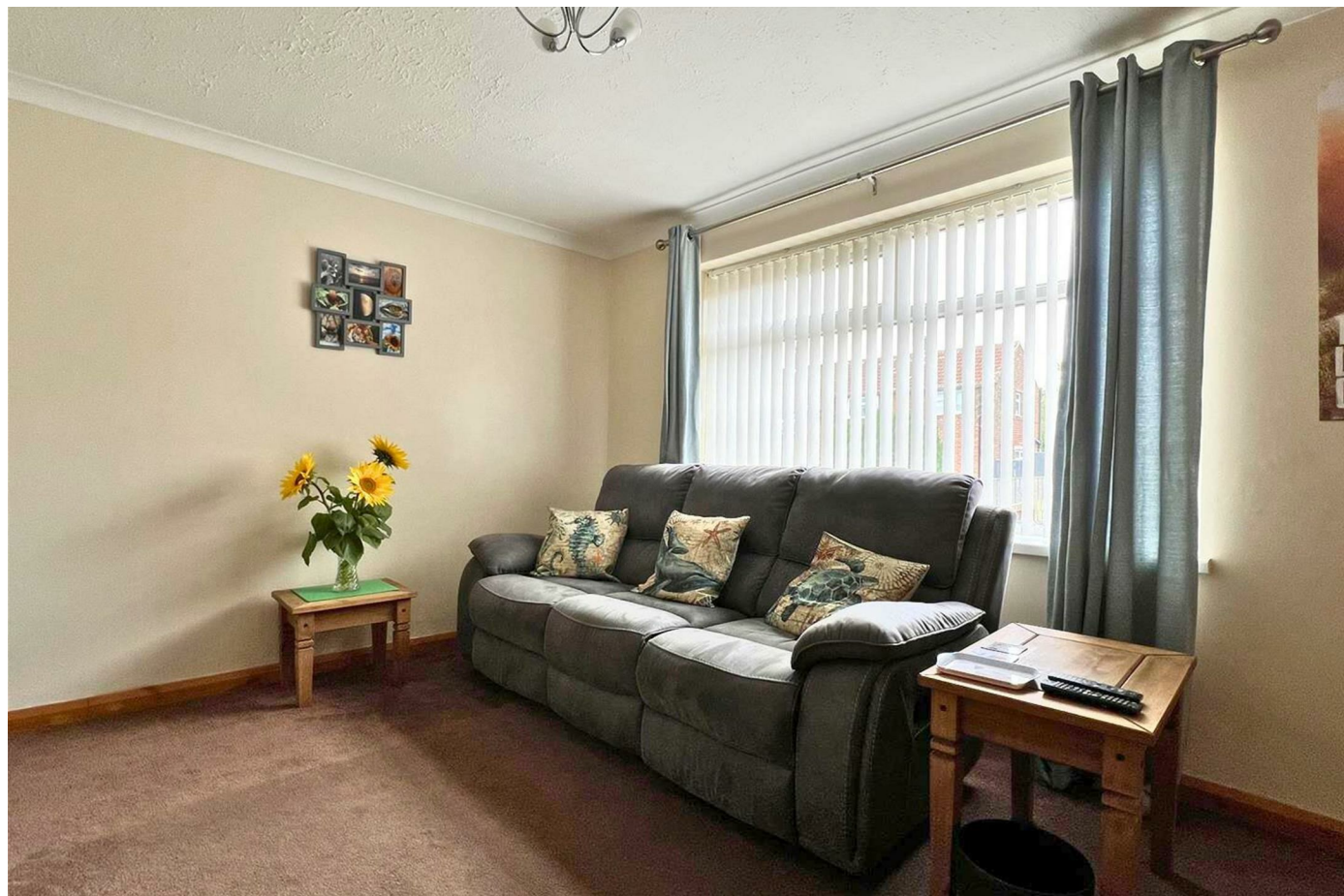
4.02 x 3.49 (13'2" x 11'5")

uPVC double glazed window, radiator, ceiling light, coving and built in wardrobe.

## BEDROOM TWO

3.28 x 4.01 (10'9" x 13'1")

uPVC double glazed window, radiator, ceiling light, coving and fitted wardrobe.





### BEDROOM THREE

2.26 x 3.03 (7'4" x 9'11")

uPVC double glazed window, ceiling light, coving and radiator.

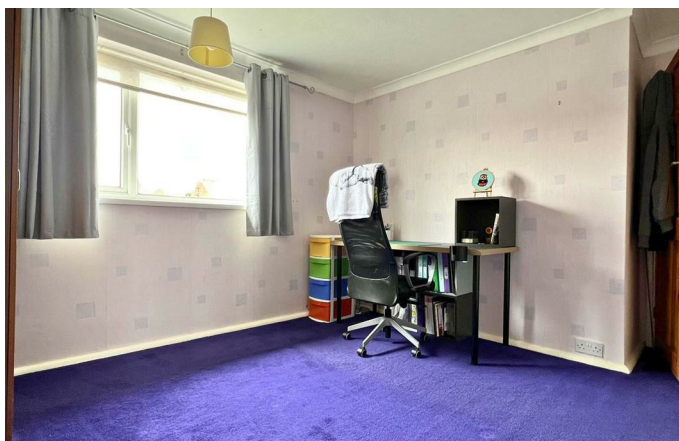
### BATHROOM

2.32 x 1.68 (7'7" x 5'6")

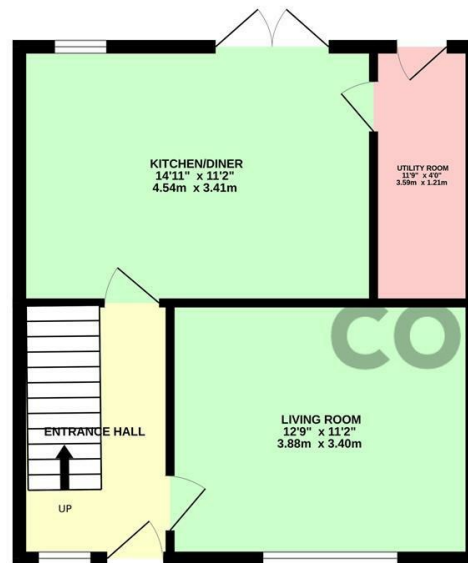
Two uPVC double glazed frosted windows, bath with shower over, hand basin, WC, coving, ceiling light and heated towel rail/radiator.

### OUTSIDE

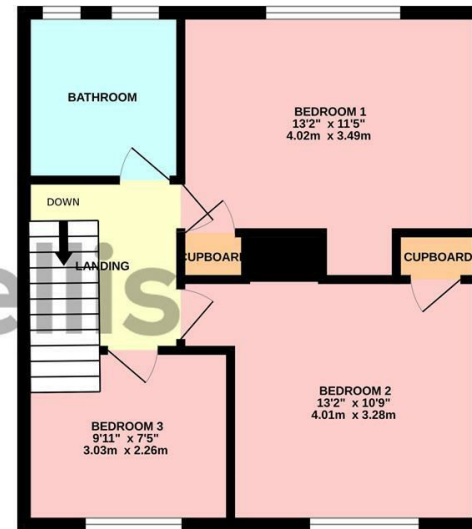
To the front is off street parking and lawned garden. To the rear is two patio areas and lawned garden and gated side access.



GROUND FLOOR



1ST FLOOR



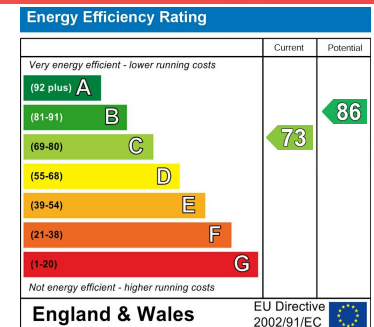
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**Herdborough Road - 18650871**

**Council Tax Band - A**

**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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