



colin ellis

Station Road, Scarborough, YO13 0QG

Colin Ellis welcome to the market a STUNNING example of a DETACHED home in a HIGHLY SOUGHT AFTER area of Scalby. This FOUR bedroom property has undergone a SCHEME OF WORKS in the last few years, including a NEW ROOF, new plumbing and NEW WINDOWS. Offering TWO RECEPTION rooms, a KITCHEN/BREAKFAST room, downstairs WC, CONSERVATORY, a FAMILY four piece bathroom, a master bedroom with ENSUITE and a further three bedrooms. Also benefiting from DUAL ASPECT views, AMPLE PARKING, tandem GARAGE, and a SOUTH FACING GARDEN.

Rent - £1,700 Per Month

Deposit - £1,900



Briefly comprising; entrance hall with stairs leading to first floor, downstairs WC, dual aspect integrated kitchen/breakfast room, dual aspect sitting room, dual aspect dining room and a conservatory. The first floor offers four bedrooms, the dual aspect master offering pitched roof, floor to ceiling window and an en-suite. There is also a family four piece bathroom. To the front of the property has walled boundaries and ample parking with access to the tandem garage. The south facing rear garden is also walled and has a patio area.

ENTRANCE HALL

Double glazed composite door, window, telephone point, power points, radiator, understairs storage cupboard and stairs to first floor.

SITTING ROOM

7.10 x 3.80 (23'4" x 12'6")

Two uPVC double glazed windows, two uPVC double glazed doors, tv point, power points, two radiators and wall hung electric fire.

DINING ROOM

5.80 x 3.00 (19'0" x 9'10")

Two uPVC double glazed windows, uPVC double glazed door, tv point, power points, radiator and LED downlights.

KITCHEN/DINER

5.00 x 3.00 (16'5" x 9'10")

Range of base, wall and drawer units, wood worktop, tiled splash back, integrated electric oven, integrated gas hob, integrated fridge and freezer, integrated SMEG dishwasher, space for washing machine, extractor hood, sink with drainer unit and mixer tap, power points, two uPVC double glazed windows, radiator, tiled floor and LED downlights.

CONSERVATORY

3.8 x 3.0 (12'6" x 9'10")

uPVC double glazed windows, two double doors opening to rear and side, power points and tiled floor.



WC

WC, hand basin, uPVC double glazed window, radiator and tiled floor.

LANDING

uPVC double glazed window, power points, loft access, LED downlights and radiator.

BEDROOM ONE

6.20 x 3.00 (20'4" x 9'10".0'0")

Two uPVC double glazed windows with open field views, tv point, power points, radiator and pitched roof.

EN-SUITE

1.4 x 1.4 (4'7" x 4'7")

Shower cubicle with electric shower, hand basin, WC, uPVC double glazed window, ladder radiator, tiled floor and LED downlights.

BEDROOM TWO

4.30 x 3.00 (14'1" x 9'10")

uPVC double glazed window, tv point, power points and radiator.

BEDROOM THREE

3.70 x 2.30 (12'1" x 7'6")

uPVC double glazed window, tv point, power points and radiator.

BEDROOM FOUR

3.70 x 2.30 (12'1" x 7'6")

uPVC double glazed window, tv point, power points and radiator.

BATHROOM

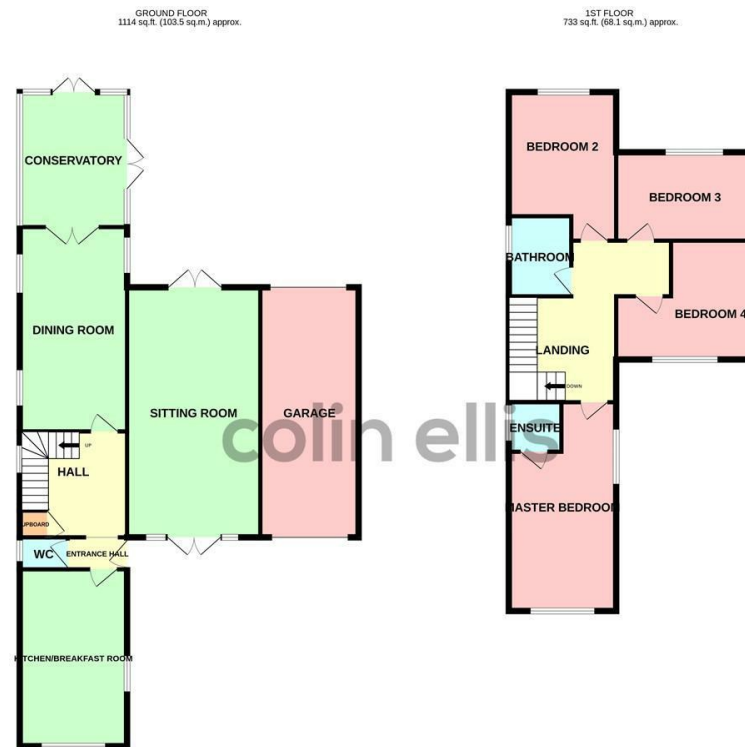
2.9 x 1.8 (9'6" x 5'10")

Bath, hand basin, WC, shower cubicle with electric shower, uPVC double glazed window, ladder radiator, tiled floor and LED downlights.

OUTSIDE

Hedged and walled to the front of the property and ample parking. The rear also offers wall and hedged boundaries, laid mainly to lawn and a patio area.





TOTAL FLOOR AREA: 1847 sq.ft. (171.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	82
(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

Station Road - 18525903

Council Tax Band - D

Tenure -

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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