ELLIS HAY

42 Londesborough Road

Scarborough, YO12 5AF

Guide Price £275,000

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We are delighted to offer to the market this four-bedroom semi-detached property, situated in a popular residential area close to Scarborough town centre, local amenities and the South Bay. In our opinion, the property offers a particularly appealing combination of modern style, generous accommodation and practical family living, making it an excellent choice for those looking for a home that is ready to move straight into.

The accommodation provides two reception rooms along with a useful downstairs cloakroom and storage. The modern kitchen is both stylish and well equipped, with a good range of storage and workspace, and leads through to a further family room. This versatile space could be used as a dining room, playroom, home office or additional lounge, depending on the needs of the household. To the first floor are two bedrooms, with the principal bedroom benefiting from its own en-suite bathroom. and a particularly spacious family bathroom featuring a statement oval bath and large walk-in shower enclosure. The second floor provides two further bedrooms.

To the rear of the property is a newly landscaped garden, incorporating a faux- lawned area, patio and gravelled parking area, providing a practical and attractive outdoor space with useful off-street parking.

In our opinion, this is a well-presented family home, offering plenty of flexibility both inside and out. With its convenient location, four bedrooms and versatile living accommodation, we feel this property is well worth viewing.

Front Entrance

Lounge
14'4" x 12'2" (4.39 x 3.71)

Dining Room
10'1" x 10'0" (3.08 x 3.07)

Kitchen
14'6" x 9'1" (4.42 x 2.78)

Dining/Family Room
9'10" x 9'1" (3.00 x 2.78)

WC

Storage

Bedroom 1
15'6" x 12'0" (4.74 x 3.66)

Ensuite
9'2" x 4'4" (2.8 x 1.34)

Bedroom 2
10'3" x 10'1" (3.14 x 3.08)

Family Bathroom
11'7" x 9'1" (3.54 x 2.78)

Bedroom 3
15'6" x 12'0" (4.74 x 3.68)

Bedroom 4
10'2" x 10'1" (3.12 x 3.08)

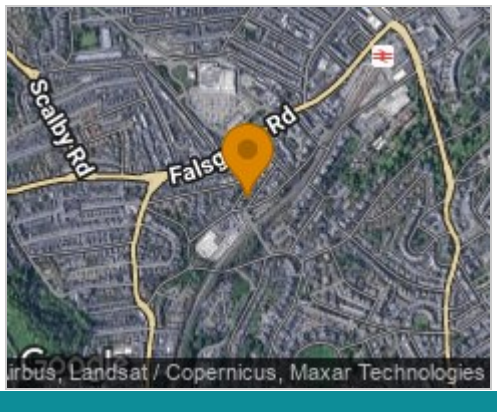
Outside

HMRC
If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.

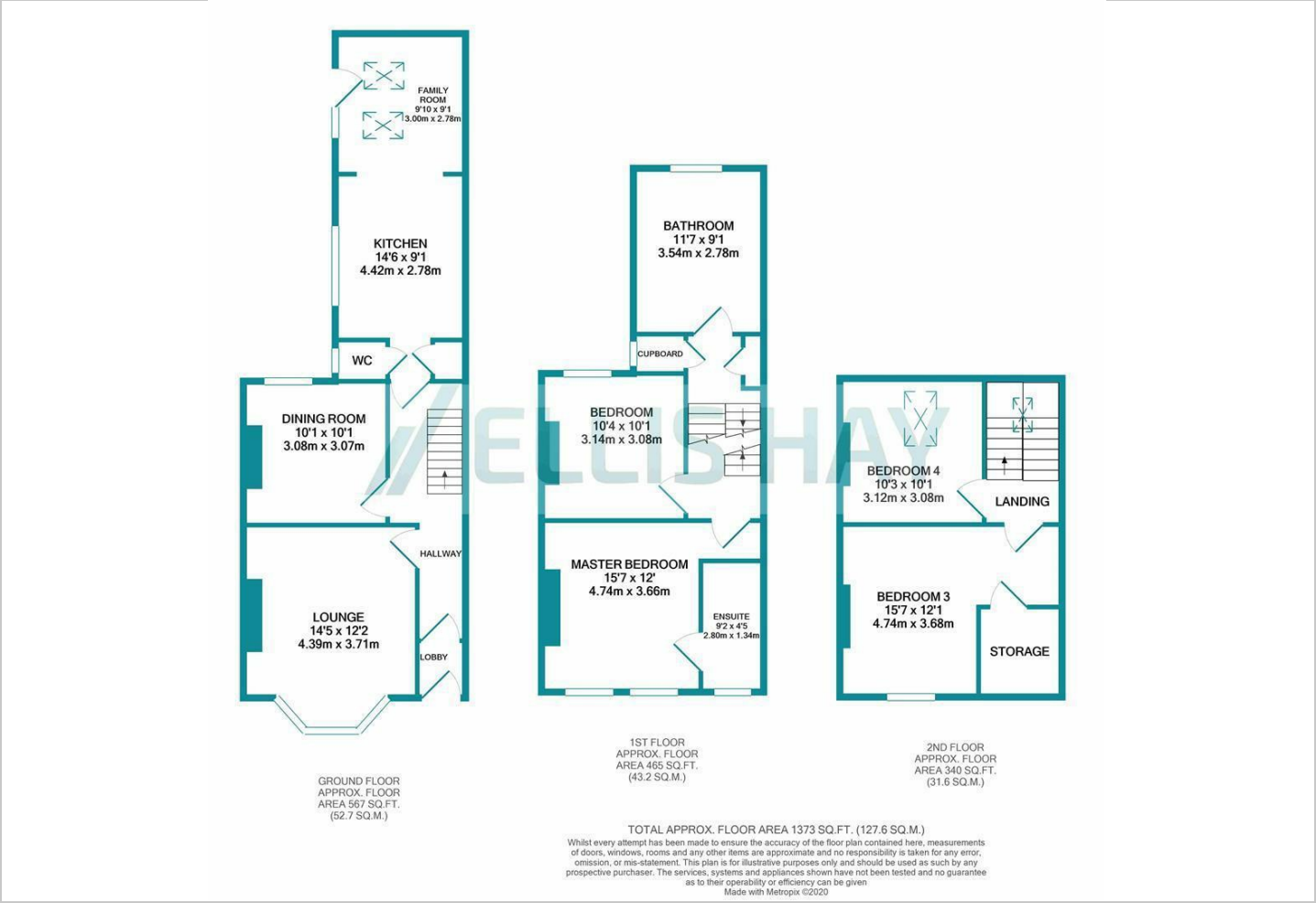
Storage

Tel: 01723 350077

Hybrid Map



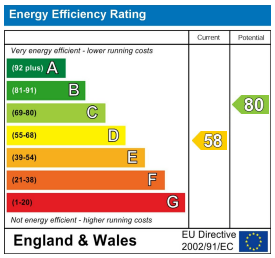
Floor Plan



Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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