ELLIS HAY

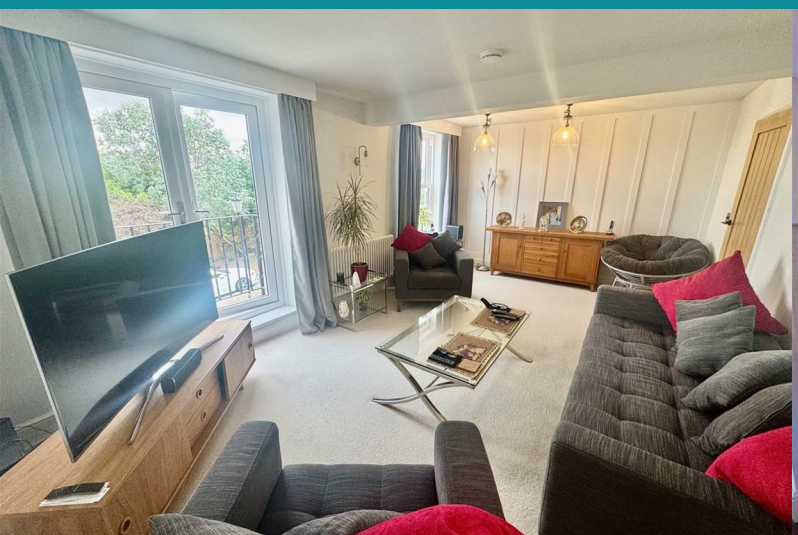


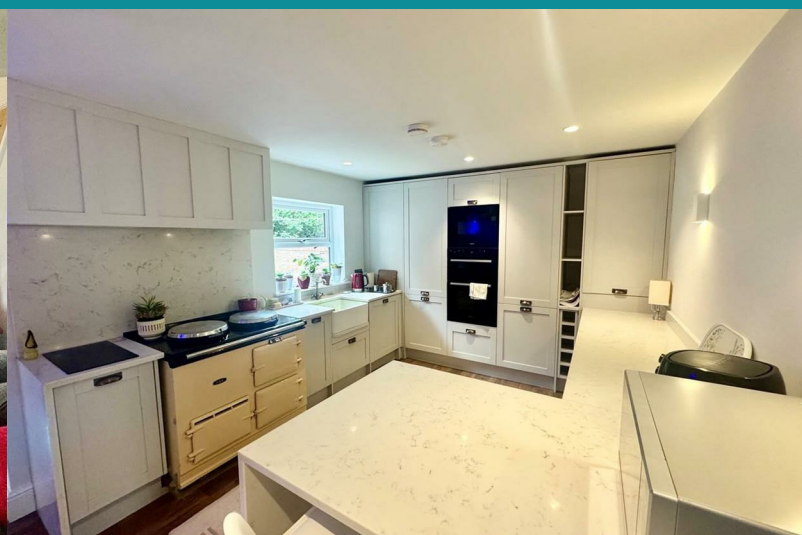
6 Graham Close

Paradise, Scarborough, YO11 1RU

Guide Price £312,950

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6 GRAHAM CLOSE

Situated within Scarborough's historic Old Town and just a short distance from the town centre, North Bay and South Bay, Graham Close is an enviable location for those looking to enjoy everything the town and coastline have to offer. The property enjoys far-reaching sea and coastal views and, despite its central position, benefits from a private driveway, integral garage, balcony and enclosed courtyard garden.

In our opinion, this is a particularly impressive modern home finished to a high standard throughout. Arranged over three floors, the accommodation provides an entrance hall, utility room and access to the integral garage on the ground floor. The first floor forms the main living space, with a modern fitted kitchen incorporating an Aga, together with a spacious lounge and dining area opening onto the private balcony and making the most of the coastal outlook. There is also a useful cloakroom and access to the enclosed courtyard. To the second floor are three bedrooms and a well-appointed family bathroom. The property also benefits from solar panels, providing an additional energy-efficient feature.

With its combination of modern accommodation, attractive coastal views and unusually generous outside and parking facilities for such a central location, we feel this property would make an excellent permanent home, second home or investment opportunity. We strongly recommend an internal inspection to appreciate the quality and position of this unusual home.

FRONT ENTRANCE

UTILITY ROOM
11'2" x 5'10" (3.42 x 1.79)

GARAGE

FIRST FLOOR

LOUNGE
18'7" x 11'2" (5.67 x 3.42)

BALCONY
9'3" x 3'8" (2.83 x 1.14)

KITCHEN/DINER
19'1" x 18'7" (5.84 x 5.67)

WC

SECOND FLOOR

BEDROOM 1
13'5" x 12'4" (4.09 x 3.76)

BEDROOM 2
12'4" x 8'1" (3.76 x 2.48)

BEDROOM 3
11'2" x 6'3" (3.42 x 1.91)

BATHROOM
8'9" x 8'3" (2.69 x 2.52)

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.





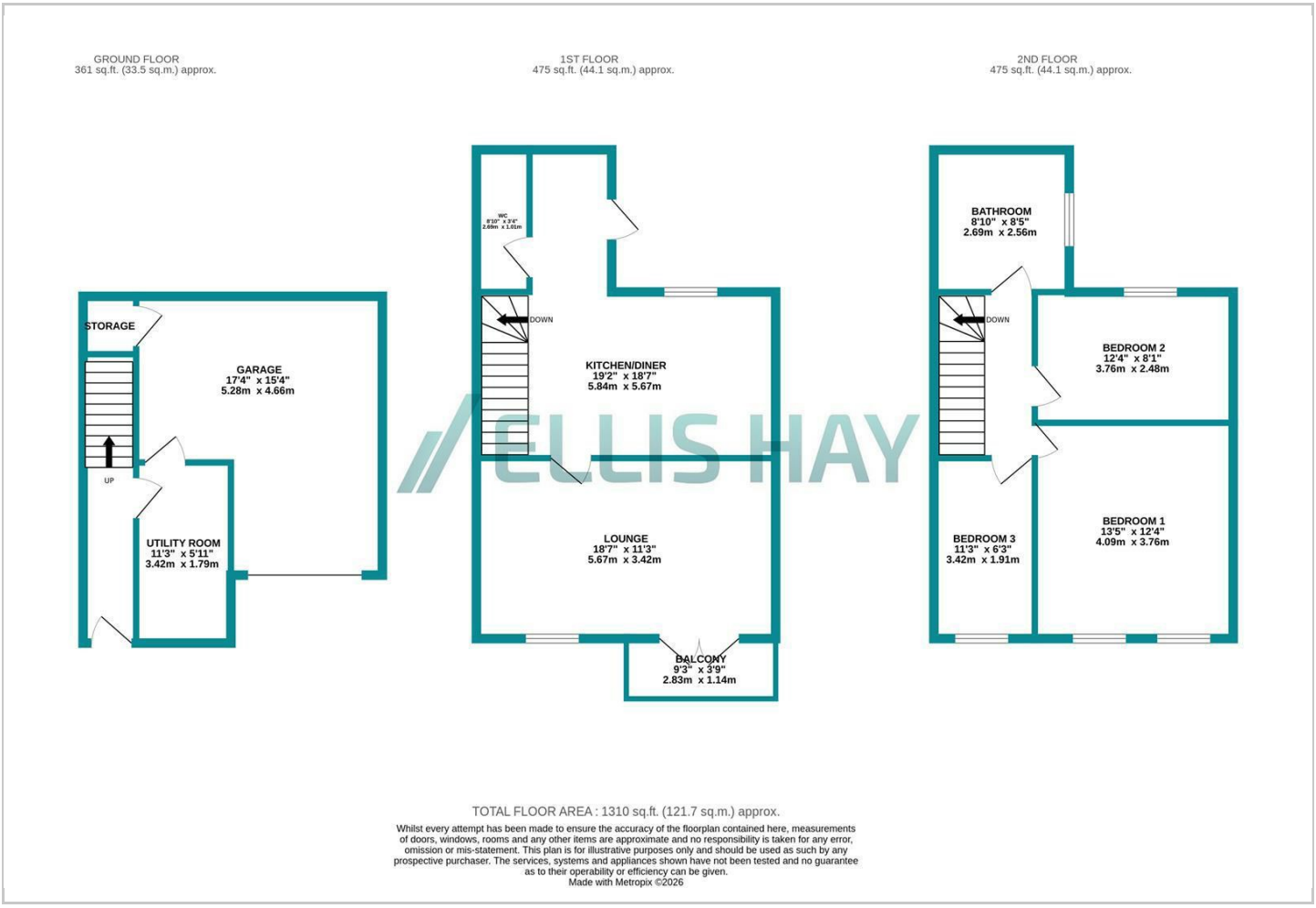





Hybrid Map



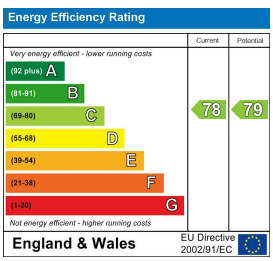
Floor Plan



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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