



WILLOWGREEN

ESTATE AGENTS



**10 Columbus Ravine
Scarborough, YO12 7JR**

Guide price £139,500

Located on Columbus Ravine to the Northside area, perfectly situated to access the whole of the Town as well as Peasholm Park, both the North and South Bays, Shops, Transport, Schools is this THREE BEDROOM MID TERRACE which will appeal to so many, First Time Buyers, Families, Downsizers, Investors. Of added appeal is the South facing Rear Garden, Courtyard which could be a mini Town Oasis.

To the front is the Porch with tiled flooring opening into the Entrance Hall. Off here is the Open Plan Bay Windowed Lounge, Dining Area with feature Fireplace housing a Gas Fire. The Kitchen is to the rear with wall and base units which are complemented by the tiled flooring with space for appliances.

Bedrooms One and Two, both generous in size, are located on the First Floor together with the Family Bathroom fitted with White Bath and Basin plus adjacent WC. Stairs then lead to the Large Third Bedroom, this bedroom is light and airy with Velux. The property is Double Glazed and has Central Heating which is provided by the Combi Boiler.

PORCH

UPVC double glazed door to the front aspect, tiled flooring, door leading to the entrance hall.

ENTRANCE HALL

Radiator, stairs to the first floor landing.

LOUNGE

12'5" x 10'11" (3.80m x 3.35m)

UPVC double glazed bay window to the front aspect, TV point, feature fireplace with gas coal effect fire, radiator and power points.

DINING ROOM

10'6" x 10'2" (3.20m x 3.10m)

UPVC double glazed window to the rear aspect, Telephone point, radiator, floor to ceiling storage cupboard, understairs storage cupboard housing the fuse box and light.

KITCHEN

UPVC double glazed window to the rear and side aspects, UPVC double glazed door to the side giving access to the South facing garden. Range of wall and base units with roll top work surface, sink and drainer, space for washing machine, space for fridge freezer, space for gas oven, extractor hood, Glowworm combi boiler, tiled flooring.

FIRST FLOOR LANDING

Stairs to the third bedroom. Radiator and power point.

BEDROOM ONE

11'2" x 10'4" (3.40m x 3.15m)

UPVC double glazed window to the front aspect. understairs storage cupboard, radiator and power points.

BEDROOM TWO

11'3" x 8'0" (3.45m x 2.45m)

UPVC double glazed window to the rear aspect, fitted wardrobes, storage cupboard, radiator and power points.

WC

UPVC double glazed window to the side aspect, low flush WC.

BATHROOM

UPVC double glazed window to the rear aspect, white two piece suite comprising of wash hand basin, panel enclosed bath with mixer taps, extractor fan.

BEDROOM THREE

17'1" x 14'5" (5.21m x 4.39m)

Two skylights to the rear and Velux to the front aspect, radiator and power points.

REAR GARDEN

Rear gated access to the rear garden with flower and bush borders, patio area, outside tap.

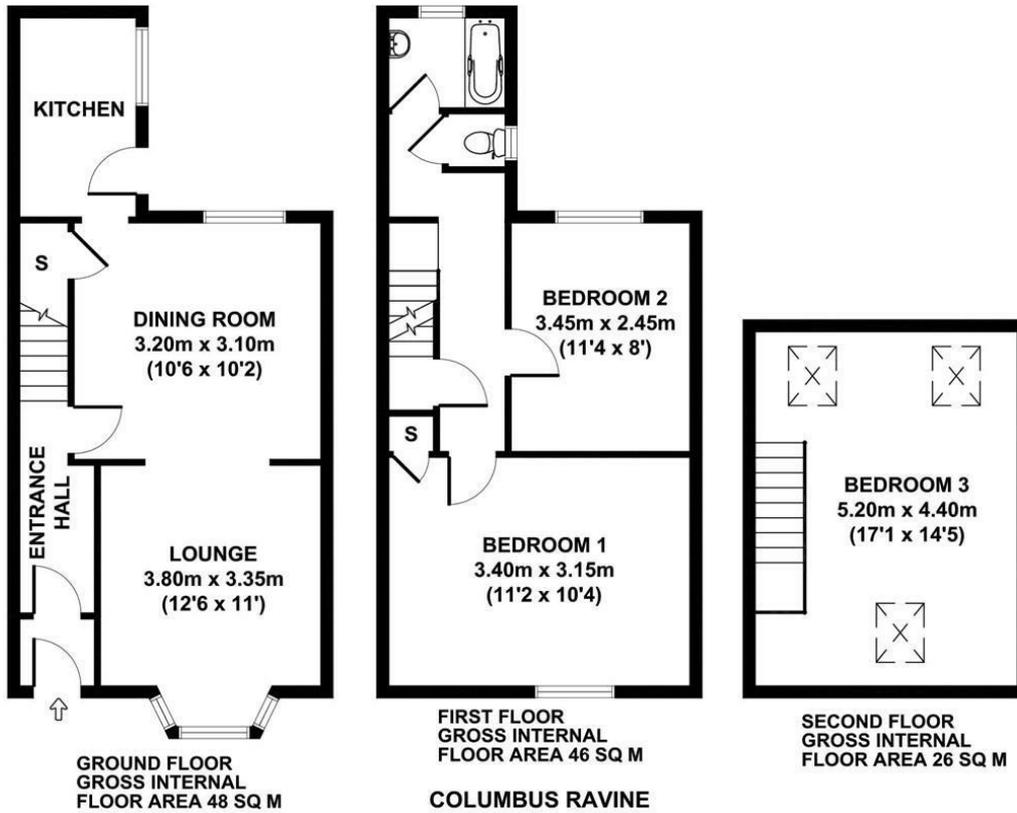
FRONT GARDEN

Gate forecourt to the front aspect with flower border.

EPC BAND E

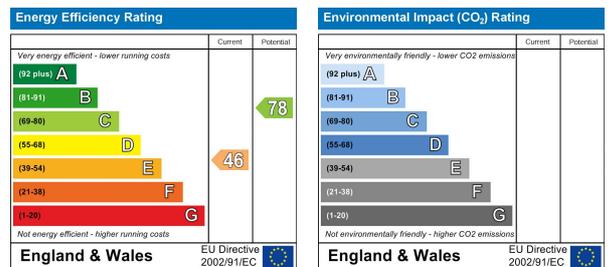
COUNCIL TAX BAND A





APPROX. GROSS INTERNAL FLOOR AREA 120 SQ M / 1292 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given



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