



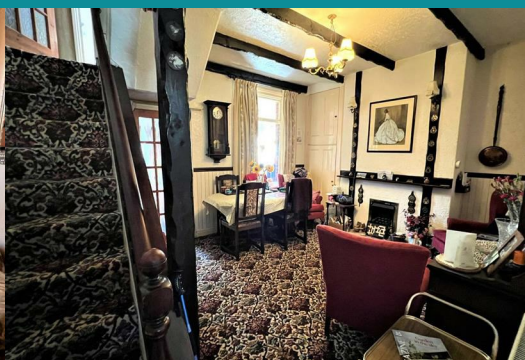
57 Norwood Street

Gladstone Road, Scarborough, YO12 7EG

Guide Price £165,000



Ellis Hay are very pleased to bring to market this substantial 5 bedroomed period townhouse with ample family accommodation laid out on three floors. Owned by the same family for 50 years this large home offers two receptions , kitchen, bathroom, separate W.C, and a study or fifth bedroom. To the rear there is a private yard with a shed and a gate to the rear. The location of this property is great for access to the station, town centre and out to the A64 to York and beyond. There is a primary school at the end of the road and the house is close to supermarkets and Manor Park. The attractions of North Bay, Peasholm and South Cliff and the beaches are also not too far away.



Hallway

The house is accessed via the front door which leads into a small vestibule and on into the main house. A door leads to the lounge and the hallway opens into the dining room which leads to the kitchen. Stairs lead up to the first floor.

Lounge 14'5" x 10'9" (4.39m x 3.28m)

Situated at the front of the house with a large bay window this is a good sized family room with a gas fire , radiator and carpets.

Dining Room 14' x 12'6" (4.27m x 3.81m)

Leading from the hallway the dining room is a spacious area which can be used as a dining area or a second reception with a window looking into the porch to the rear. There is a gas fire, radiator , carpets and a storage cupboard built into the alcove. There is also an area that could be used for storage under the stairs. A door from the dining room leads to the kitchen at the rear of the house.

Kitchen 16'2" x 7'3" (4.93m x 2.21m)

At the rear of the house the kitchen overlooks the rear yard and has two windows so is nice and light. There is a range of wall and base units , space for appliances including a washing machine , a stainless steel sink, composite worktops and a tiled floor. The kitchen is on two levels with a small step up to the rear portion. There is a door from the kitchen into the porch area which leads to the yard.

Bedroom 1 12'2" x 10'3" (3.71m x 3.12m)

Situated on the first floor Bedroom 1 is a double room with alcoves to either side of the chimney breast overlooking the rear yard.

Bedroom 2 11'9" x 8'9" (3.58m x 2.67m)

Bedroom 2 is also a double and has alcoves to either side of the chimney breast and a window overlooking the street to the front.

Bedroom 3 12'2" x 10'3" (3.71m x 3.12m)

Situated on the second floor Bedroom 3 is a double room looking to the rear of the house with alcoves either side of the chimney breast.

Bedroom 4 11'9" x 9'5" (3.58m x 2.87m)

A double room to the front of the house overlooking the street with alcoves either side of the chimney breast.

Bedroom 5 9'1" x 4'7" (2.77m x 1.40m)

At present set out as a study with shelves, desks and cupboards located to the front of the house. This could make a reasonable sized single bedroom.

Bathroom 8'9" x 5'3" (2.67m x 1.60m)

A family bathroom situated on the first floor, with a tiled floor and walls. There is a shower unit, hand wash basin , bath , radiator and a window to the front of the house. The W.C. is in a separate room located off the half landing.

W.C.

A cloakroom situated off the half landing with a tiled floor, walls, W.C. hand wash basin

Outside

To the front of the property there is a small forecourt with flower beds and gravelled areas contained behind a wall and gate. To the rear of the house is a fully enclosed rear yard with a high gate to the rear. There is a shed , space for outdoor seating and some well established plants such as honeysuckle, Clematis and Jasmine which have been well cared for over the years which

What Three Words Location

unfair.hits.letter

Area Map

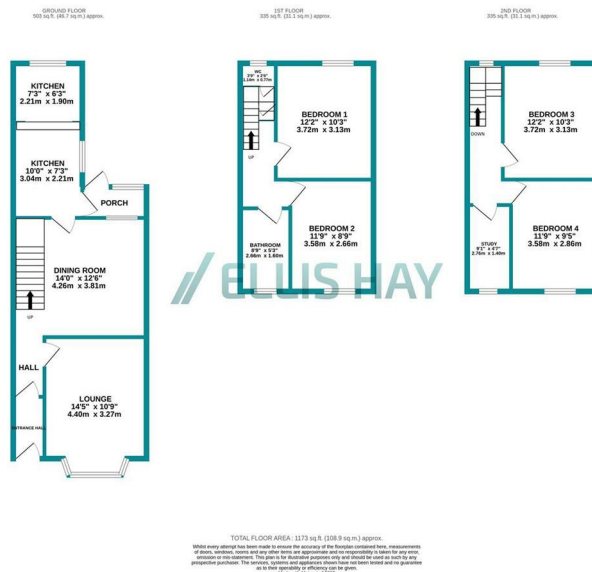


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: B

Tenure: Freehold



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