



18 Alexandra Park

Manor Road, Scarborough, YO12 5JN

Price Guide £450,000



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Front Entrance

Gated access to the hard landscaped front garden and steps leading to Wood and glazed storm porch. Wood and glazed Front door.

Entrance Lobby

Wood Panelled inner lobby

WC

Back to wall WC, handbasin and radiator.

Hallway

Wood panelling, decorative cornices, picture rail and radiator.

Lounge

17'2" x 12'10" (5.25 x 3.92)

Front facing Bay Window, Overhead lighting, decorative cornices, picture rail and deep skirting boards. The fireplace has a feature wooden surround, decorative tiled insets, gas fire, a tiled hearth and fender.

Dining Room

17'6" x 15'5" (5.35 x 4.7)

Rear facing Bay Window, Overhead lighting, decorative cornices, picture rail and deep skirting boards. The fireplace has a feature wooden surround, decorative tiled insets, gas fire, a tiled hearth and fender.

Cloaks Area

Internal Cloaks area leading to

Kitchen/Diner

20'9" x 16'0" (6.35 x 4.89)

With a range of wall, base and drawer units, feature butlers sink, metro tiled splashback and wooden worktops. Space for Range Cooker and extractor fan over. Undercounter fridge and freezer. Wooden flooring. Fireplace with electric wood burning stove effect fire. Built in storage, one housing gas boiler. Patio doors leading to rear patio area and door leading to side entrance. Windows overlooking the rear and the side of the property.

Utility Room

8'8" x 6'1" (2.65 x 1.87)

Range of wall, base, drawer units with pantry cupboard and open storage. Ceramic sink unit and metro tiled splashback. Integrated washing machine, dish washing machine and microwave. Window overlooking the front of the property.

Stairs

Wooden balustrade and picture window overlooking the front of the property.

Landing

Oriel window overlooking the front of the property and a further window overlooking the side. Overhead lighting, cornice, picture rail and radiator.

Bedroom 1

17'6" x 11'7" (5.35 x 3.55)

Rear facing double bedroom with window and Juliette doors. Built in storage cupboard, ornamental fireplace.

En Suite

Shower enclosure with drench shower head, WC and handbasin. Ladder radiator

Bedroom 2

13'5" x 12'10" (4.11 x 3.92)

Front facing double bedroom with ornamental fireplace, built in storage, overhead lighting, cornice, picture rail and radiator.

Bedroom 3

13'5" x 11'7" (4.11 x 3.55)

Rear facing double bedroom with ornamental fireplace, built in storage, inset spotlight lighting, cornice, picture rail and radiator.

Bedroom 4

11'11" x 7'3" (3.65 x 2.22)

Rear facing window, overhead light and radiator.

Bathroom

12'0" x 6'1" (3.67 x 1.87)

Dual aspect room with windows overlooking front and side, Roll top Bath, walk in shower enclosure with bar mixer shower with fixed drench head. WC and hand basin. Part panelled walls

Garden Room

25'1" x 12'2" (7.67 x 3.73)

Forming the original washhouse, bifold doors lead to a cosy living area with brick and wood feature fireplace, light and power. This lounge area leads to a versatile space ideal as a workspace.

Garden

With hard landscaped patio accessed from the dining kitchen, steps to a further patio area with mature raised borders, steps leading to the lawned area and towards the summer house and an additional set of steps leading to decked area large enough for a hot tub and seating area. The lawn is bordered by mature shrubs and trees and there is also a shed.

Garage

Accessed at the front of the property. With Light and Power.

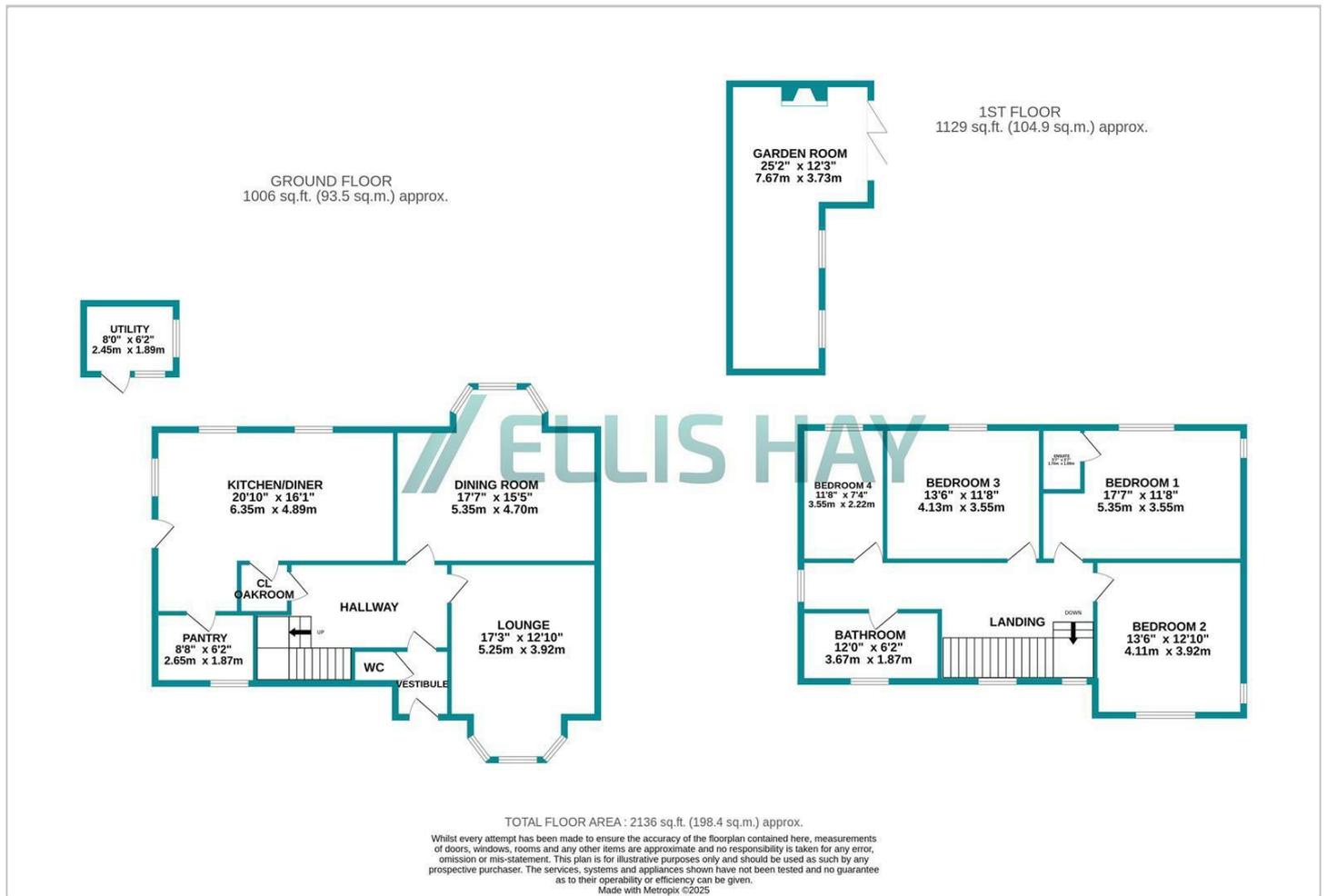
Tel: 01723 350077



Hybrid Map



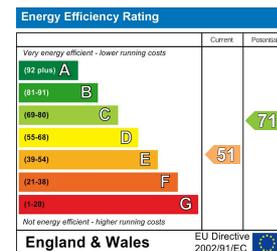
Floor Plan



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



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