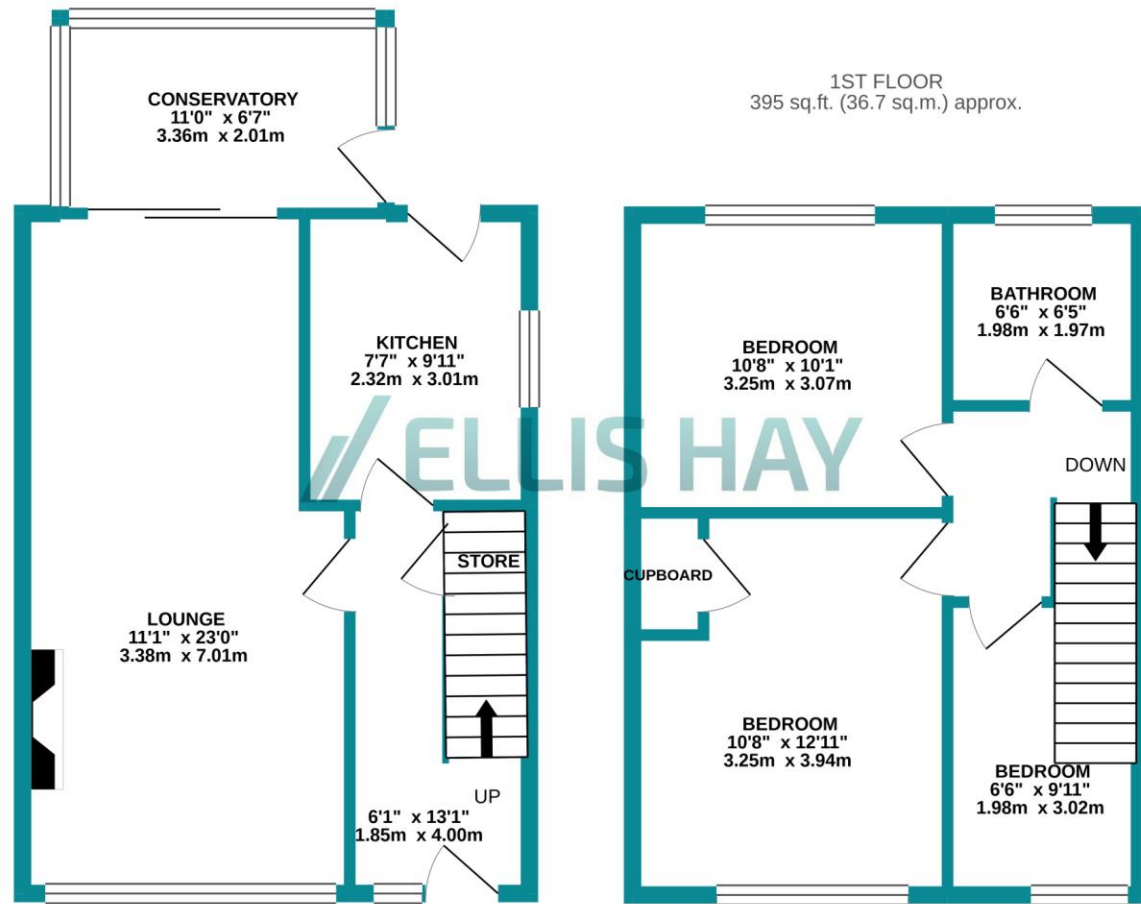


GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ELLIS HAY FOR SALE

Sales | Lettings | Management



Tenure
Freehold

Council Tax Band
B

Viewing Arrangements
Strictly by appointment

Contact Details
14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

www.ellishay.co.uk
info@ellishay.co.uk
01723 350077

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference:
371 Eastway

Disclaimer: Ellis Hay strive to provide accurate sales particulars for our customers, however no responsibility can be held for inaccuracy or error and our measurements are approximate. Although we have inspected the property, no fittings, services or appliances have been tested by ourselves either within or outside the building, and we would advise obtaining verification from a solicitor or surveyor. If travelling a considerable distance please contact us if there is a particular aspect of the property you would like confirming.



Eastway
Eastfield, Scarborough, North Yorkshire YO11 3QX

Guide Price £165,000

14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

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We are delighted to offer this 3 bedroom semi detached house. With off road parking, garage, and front and gardens, the property briefly comprises lounge/dining room, kitchen, dining area and conservatory, 3 bedrooms and a family bathroom. In our opinion, the location to the many amenities that this popular location offers makes it an attractive and well priced property for the buyer with bus route links literally a stones throw from the property. With uPVC windows, newly fitted combi boiler (10 year guarantee) with Nest heating, and the great location, we highly recommend an early viewing.



Property Description

ENTRANCE HALL

With ceiling light, radiator, understairs cupboard and wall mounted Nest Heating thermostat.

LOUNGE/DINER

With front aspect uPVC window, gas fire inset within a wood mantle, 2 ceiling lights, 2 wall lights and 2 radiators and sliding door into conservatory.

KITCHEN

With a range of wall and base units, stainless steel mixer tap over white ceramic sink, side aspect uPVC window, inset oven with fitted gas hob over with extractor, ceiling light and space for fridge/freezer/washing machine. uPVC door leading into rear garden.

CONSERVATORY

With uPVC windows, wall light, radiator and door leading into rear garden.

STAIRS

Leading to

LANDING

With loft access and ceiling light. (loft fully boarded)

BEDROOM 1

With front aspect uPVC window, ceiling light, storage cupboard, and radiator.

BEDROOM 2

With rear aspect uPVC window, ceiling light and radiator.

BEDROOM 3

With front aspect uPVC window, ceiling light and radiator.

BATHROOM

With rear aspect frosted uPVC window, electric shower over bath, stainless steel effect taps, wash hand basin and W.C. Stainless steel ladder radiator and ceiling spotlights.

OUTSIDE

Front

Mainly lawned garden with block paved driveway leading to front of house.

Rear

Mainly lawned, fully enclosed and access to garage through either main door or uPVC door on the side.

GARAGE

With its own fuse board and light.

DIRECTIONS

From Scarborough Railway station, head towards Valley Bridge Road/A165. Continue on A165. Turn right at the roundabout onto Eastway and the property is on the right hand side.

- uPVC DOUBLE GLAZING
- OFF STREET PARKING
- GAS CENTRAL HEATING
- 3 BEDROOMS
- FRONT AND REAR GARDENS

