



TOTAL FLOOR AREA: 763 sq.ft. (70.9 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

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Epc information to follow.

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.

Tenure
Freehold

Council Tax Band
B

Viewing Arrangements
Strictly by appointment

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14 Aberdeen Walk
Scarborough
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YO11 1XP

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Maple Drive
Scarborough, North Yorkshire YO12 6LW

14 Aberdeen Walk
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Tel: 01723 350077
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Guide Price £135,000

www.ellishay.co.uk

EARLY VIEWING ADVISED

This three bedroom semi-detached house is conveniently situated on the North side, close to Northstead School, Peasholm, the North Bay and local amenities. In our opinion, the property will appeal to both investors for the rental market and families, and is ready for the buyer to put their own stamp on it. Briefly comprised of hall, living room, dining kitchen, 3 bedrooms and a family bathroom currently adapted as a wet room. With gardens front and rear, UPVC windows and gas central heating. Please call us on 01723 350077 to arrange a viewing.



Property Description

MAIN ENTRANCE

Into entrance hallway, leads into

LIVING ROOM

With large front aspect uPVC bay window, ceiling light, wall mounted gas fire, television and telephone points, radiator and built in storage units.

KITCHEN

With 2 rear aspect uPVC windows, a range of wall and base units, stainless steel sink and mixer tap, ceiling lights, wall mounted combi boiler, space for cooker/dishwasher/washing machine and rear uPVC door leading into rear garden.

STAIRS

leading to

LANDING

With ceiling light and loft access

BEDROOM 1

With front aspect uPVC window, ceiling light and radiator.

BEDROOM 2

With rear aspect uPVC window, ceiling light and radiator.

BEDROOM 3

With rear aspect uPVC window, radiator and ceiling light.

SHOWER ROOM

Purpose built shower room with rear aspect frosted uPVC window, radiator, extraction unit, ceiling light, WC, wash basin and radiator.



OUTSIDE

With spacious rear garden, fully enclosed with hedges and bushes, contains large shed/workshop and side access from the front of the property. Front courtyard area is also enclosed with gate and hedges.

DIRECTIONS

Sat Nav - YO12 6LW

What3Words - modern.apples.proof

- 3 BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SPACIOUS REAR GARDEN
- POPULAR LOCATION

