



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



£335,000

15 WHIN BANK, SCARBOROUGH, YO12 5LD

- Detached House
- Four Bedrooms
- Superb Presentation
- Garage And Gardens

A SUPERB FOUR BEDROOM DETACHED HOUSE PRESENTED TO A SUPERB STANDARD THROUGHOUT. SITUATED IN A GREAT LOCATION WITH ALL OF THE TOWN CENTRES AMENITIES CLOSE BY INCLUDING, SECONDARY SCHOOLS AND COLLEGE. GARDENS TO THREE SIDES, GARAGE AND OFF-STREET PARKING.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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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Property Description

This property must be viewed to be appreciated and when briefly described comprises entrance hall, bay fronted dining room, bay fronted lounge with windows to the side and rear also. Modern kitchen with arch way leading to a further dining area, ground floor cloakroom and w/c. On the first floor are four well-appointed bedrooms, family bathroom and separate w/c. Gardens to three sides mainly laid to lawn with paved patio, attached garage and off-street parking.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
19' 4" x 11' 8" (5.89m x 3.56m)

DINING ROOM
13' 5" x 11' 2" (4.09m x 3.4m)

DINING AREA
13' 5" x 10' 2" (4.09m x 3.1m)

KITCHEN
11' 2" x 9' (3.4m x 2.74m)

CLOAKROOM

FIRST FLOOR

LANDING

BEDROOM
11' 8" x 11' 8" (3.56m x 3.56m)

BEDROOM
11' 5" x 11' 2" (3.48m x 3.4m)

BEDROOM
11' 8" x 7' 8" (3.56m x 2.34m)

BEDROOM
9' 0" x 6' 1" (2.74m x 1.85m)

BATHROOM

WC

OUTSIDE

GARAGE

GARDENS