



## 2 Fell Close

Newby, Scarborough, YO12 6ST

**Guide Price £370,000**



We are delighted to offer to the market this 2 bedroom detached bungalow. Tucked away in a residential cul de sac just off Coldyhill Lane, the property is conveniently close to local shops and amenities, transport links and a short distance from the North Bay. Recently extended, the property benefits from a large modern kitchen/diner plus lounge and utility room. The main bedroom has a generous en suite and there is a further family bathroom servicing bedroom 2. Subject to planning and with the relevant permissions, there could be scope for development in the loft. In our opinion, this is a fantastic opportunity as the property is pristine and offers generous levels of accommodation. Please call our office on 01723 350077 for a viewing at your earliest opportunity.





**HALLWAY**

Steps up to UPVC door into hallway. Overhead light, radiator, wall mounted thermostatic control, burglar alarm and storage cupboard.

**LOUNGE**

With 2 UPVC windows overlooking the side of the property. Overhead light, coving and radiator. Marble fire surround with gas fire. UPVC door into the kitchen/diner.

**KITCHEN/DINER**

Range of wall, base, drawer and larder unit with pull out pantry shelving. Co-ordinating work top. Undermount granite mix sink with etched drainer, stainless steel mixer tap and tiled splashback. Inset Bosh induction hob with extractor over. Build in Neff electric oven and Neff microwave. Laminate flooring in the kitchen area. Carpet in the lounge area in the room.

4 electric Velux windows, 2 side aspect UPVC windows and UPVC window overlooking the rear. UPVC sliding doors giving access to the rear garden.

Open access to

**UTILITY ROOM**

Range of wall, base and corner pantry unit. Plumbing for automatic washing machine and spaces for tumble dryer, fridge and freezer. Radiator. Wall mounted combi boiler installed within the last 18 months. Door giving access to the hallway.

**BEDROOM 1**

Bay fronted UPVC window overlooking the front of the property, overhead light, coving and radiator.

**EN SUITE**

Large walk in shower enclosure with bar mixer shower and shower wall. Handbasin with vanity unit below, WC and radiator. Wall mounted electric heater and extractor fan. Frosted UPVC window overlooking the side of the property.

**BEDROOM 2**

Bay fronted UPVC window overlooking the front of the property, overhead light, coving and radiator.

**BATHROOM**

Large Shower enclosure with electric shower, hand basin and WC. Tiled. Overhead light and radiator. Frosted UPVC window overlooking the side of the property.

**GARAGE**

Electric roller door, light and power. UPVC door giving access to the rear garden.

**OUTSIDE**

Hard landscaped at the front with parking for several cars. The rear garden is hard landscaped with distinct areas for seating.

**DIRECTIONS**

What 3 words  
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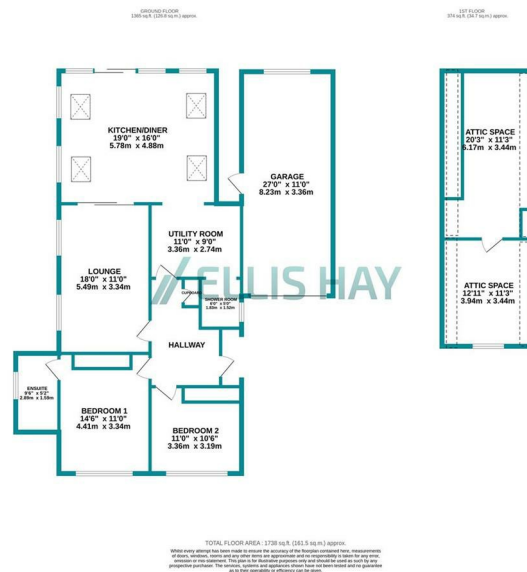
**Area Map**



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

**Council Tax Band: C**

**Tenure: Freehold**



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