



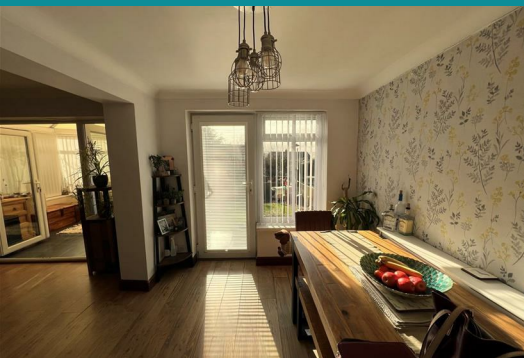
3 Southwold Crescent

Eastfield/Osgodby, Scarborough., YO11 3RF

Price Guide £194,950



A semi detached property with three double bedrooms, kitchen, lounge, dining room, conservatory, utility room and a bathroom. Located on the edge of Osgodby with good bus routes, access to local schools and shops both in Eastfield and neighbouring Cayton Bay.



Kitchen 21'0" x 8'3" (6.40m x 2.51m)

Running almost the full length of the property the kitchen has a range of wall and base units with composite worktops and a tiled floor. There is space for a washing machine, built in double oven, stainless steel sink and drainer and a UPVC window to the front and side of the property.

Dining Room 10'3" x 8'3" (3.12m x 2.51m)

Located off the kitchen the dining room is also right next to the living room which makes for a good semi open plan family living area. There is a window overlooking the rear garden and a laminate floor.

Lounge 15'8" x 11'3" (4.78m x 3.43m)

Next to the dining room but also accessed from the main hallway. This room has laminate flooring and a fireplace with a modern fire.

Conservatory 11'3" x 10'1" (3.43m x 3.07m)

With double doors leading off the lounge the conservatory is at the rear of the house. There is also a door from the conservatory into the garden.

Utility Room 11'3" x 5'9" (3.43m x 1.75m)

Accessed off the hallway this room has a window to the front of the property is currently used as a utility room but could also be used as a study.

Bedroom 1 16'8" x 8'3" (5.08m x 2.51m)

The largest of the three bedrooms this double room has a UPVC double glazed window to the front. There is a radiator and a laminate floor.

Bedroom 2 12'10" x 8'6" (3.91m x 2.59m)

A second double bedroom to the front of the property with a radiator UPVC double glazed window overlooking the front garden. This room also has a built in cupboard which is above the stairwell.

Bedroom 3 10'4" x 6'9" (3.15m x 2.06m)

At the rear this bedroom although smaller is also a double with a UPVC double glazed window overlooking the back garden. This room has a radiator and laminate flooring.

Bathroom 10'4" x 4'6" (3.15m x 1.37m)

The bathroom is fully tiled from floor to ceiling. There is a bath with a shower over, hand wash basin with a vanity unit and a back to wall W.C. There is also a heated towel rail, recessed spotlights and a UPVC double glazed window overlooking the rear garden.

What Three Words Location

myth.salutes.placidly

Outside

To the front of the house there is a block paved driveway for two cars and an area of lawn. There is a pathway that leads down the side of the house into the rear enclosed back garden. The back garden can also be accessed from the conservatory or the dining room as both have UPVC doors to the garden. The garden is laid to lawn with several shrubs.

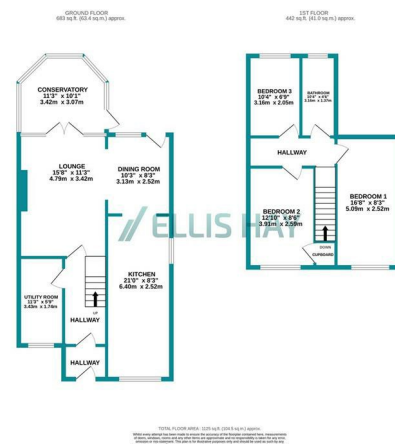
Area Map



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

Council Tax Band: B

Tenure: Freehold



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