



## 18 Stadium Lane

Off Seamer Road, Scarborough, YO12 4JA

£185,000



Ellis Hay is delighted to bring to market this detached 3 bedroom property situation on a corner plot with off road parking and an enclosed rear garden. When briefly described the property comprises an entrance hall with cloakroom, dining kitchen with patio doors to the rear garden and lounge with staircase leading to the first floor. Overlooking the front is a double bedroom with a walk in wardrobe/dressing area and 2 further bedrooms and a modern bathroom. Outside the property there is off road parking and an enclosed side and rear garden which has borders, hard landscaped patio areas and lawn. In our opinion this is an ideal family home with a modern and well maintained interior and a large garden with plenty of space for entertaining. Please call our friendly sales team on 01723 350077 to arrange a viewing.





## Entrance

UPVC entrance at the side of the property.

## Hallway

Large storage cupboard housing electrical consumer unit. Radiator and overhead light.

## Lounge

With UPVC windows overlooking front and 2 sides of the property. Overhead light and radiator. Open access to the stairway.

## Kitchen/Diner

Modern range of wall, base and drawer units with co-ordinating worktop, stainless steel sink unit and tiled splashback. With integrated electric oven, gas hob and extractor fan over. Spaces for washing machine and slim line dishwasher and fridge/freezer. With overhead light and radiator. UPVC windows overlooking rear and side of the property and UPVC patio doors opening out onto the patio area in the rear garden.

## Cloakroom

WC and Hand basin. Frosted UPVC window overlooking the side of the property.

## Bedroom 1

UPVC window overlooking the front of the property, overhead light and radiator. Mirrored sliding door giving access to the walk in wardrobe/dressing area which has an UPVC window overlooking the side of the property.

## Bedroom 2

Rear facing double bedroom with UPVC window. Currently used as a study. Overhead light and radiator.

## Bedroom 3

With UPVC window overlooking the side of the property, overhead light and radiator.

## Bathroom

Modern 3 piece bathroom suite with part tiled walls. Frosted UPVC window over looking the side of the property. Overhead light and radiator.

## Landing

UPVC window overlooking the side of the property. Radiator

## Outside

Gated access at both sides of the property. Hard landscaped patio areas, lawn, borders, gazebo and shed.

## Directions

Postcode for Sat Nav is YO12 4JA

What 3 Words

Many.foods.noting.

## Area Map

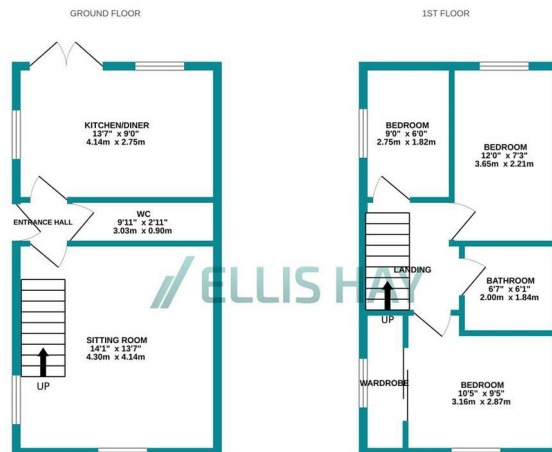


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</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



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other spaces are approximate and are not intended to be used for any purpose other than a guide only. The plan is for illustrative purposes only and should not be used for any purpose other than a guide only. The services, systems and appliances shown have not been tested and are for information only. The plan is not intended to be used for any purpose other than a guide only.

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