



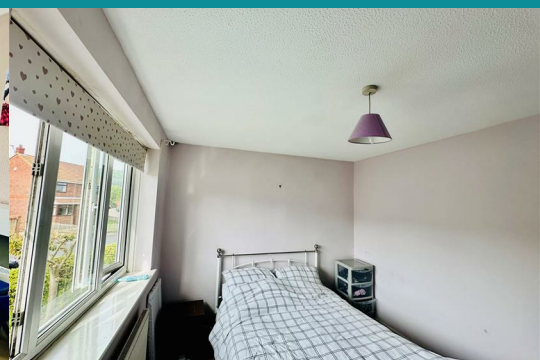
## 106 Hovingham Drive

Woodlands, Scarborough, YO12 5DT

**Guide Price £178,000**



Ellis Hay is delighted to offer to the market this 2 Bedroom Semi Detached Property on the popular Hovingham Drive on the North Side of Scarborough. When briefly described, the property comprises of lounge/diner, kitchen, 2 bedrooms and bathroom. **SOLD WITH NO ONWARD CHAIN**, we highly recommend a viewing of this property. In our opinion, this would be a great property for a first time buyer or as an investment property. Call our office today to book your viewing.



## UPVC FRONTDOOR

Leading to entrance lobby

## LOUNGE 13'1" x 12'5" (4 x 3.8)

With a UPVC double glazed window overlooking the front, T.V point, gas fire and corniced ceiling

## KITCHEN 13'1" x 8'5" (4 x 2.58)

With a range of wall and base units, stainless steel sink, built in oven and hob, plumbing for automatic washing machine, double glazed window overlooking the rear and a back door

## STAIRS TO

## BEDROOM ONE 13'1" x 9'0" (4 x 2.76)

With a radiator and UPVC double glazed window overlooking the front,

## BEDROOM TWO 9'10" x 8'5" (3 x 2.58)

With a radiator and a double glazed window overlooking the rear

## BATHROOM

With a white three piece suite having a shower over the bath, radiator and a double glazed window

## OUTSIDE

To the front there is a lawn area, to the side there is off street parking and to the rear there is an enclosed garden laid mainly to lawn

## DIRECTIONS

From the Station proceed down to Falsgrave through the traffic lights, right at the mini roundabout, left at the lights into Woodlands, first left into Hovingham Drive and the property is on the right

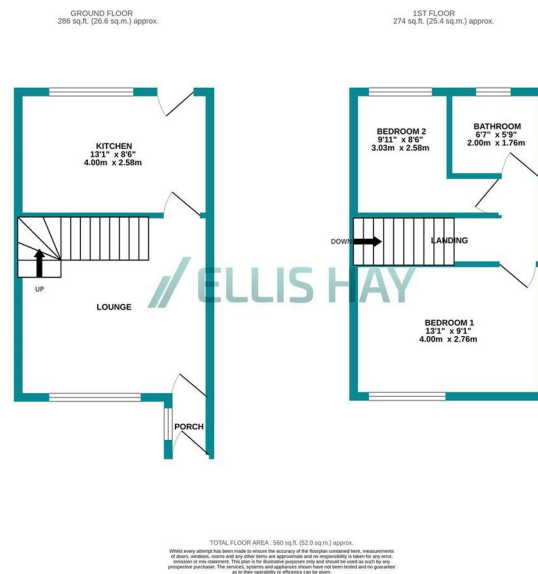
## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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