



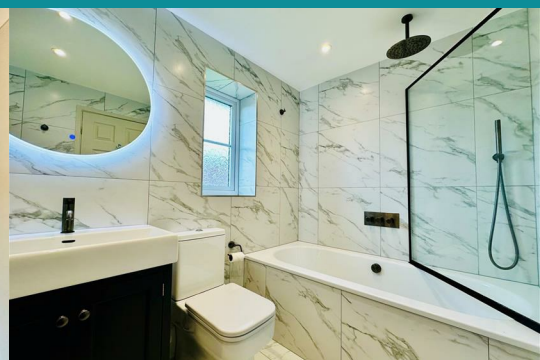
6 Grange Court

Irton, Scarborough, YO12 4RS

Guide Price £345,000



4 Bedroom Detached House tucked away in a courtyard in the heart of Irton village yet close to the many amenities offered by nearby Seamer and Ayton and the transport links to A64 and A170. In our opinion, this is a superb home with modern, stylish kitchen, bathroom and contemporary decoration throughout. With a large south facing garden recently re landscaped, there is a lawn for games and a patio for relaxing and entertaining, and even an outside shower - handy if you have been on a long dog walk in the surrounding countryside easily accessed from the nearby public bridleway.! With 4 bedrooms, lounge, kitchen/diner, downstairs cloakroom and freshly updated bathroom, we feel this is not a property to be missed. Call us to arrange your viewing at your earliest convenience.



Entrance Hall

With overhead light and radiator, Karndean flooring.

Lounge 20'11" x 10'10" (6.4 x 3.32)

With Oriel Bay window to the front and rear facing UPVC window, overhead light, coving, fireplace and radiator. Oak flooring. Access to both hallways.

Dining Kitchen 20'11" x 8'9" (6.4 x 2.68)

Int the dining area there is a front facing UPVC window, overhead light, coving, radiator and understairs cupboard. The kitchen has a range of modern wall, drawer and base units with contrasting feature wall, glass fronted cupboard and peninsula breakfast bar. Marble effect worktop, tiled splashback with feature border, Space for cooker/hob with stainless steel extractor over. Uner counter fridge and freezer and dishwasher. Stainless steel sink with mixer tap overlooking the rear UPVC window. Inset spotlights. Karndean Flooring.

WC 3'9" x 3'8" (1.16 x 1.13)

WC and handbasin, overhead light, radiator and extractor fan. Karndean flooring.

Bedroom 1 12'8" x 12'2" (3.87 x 3.71)

Front facing double bedroom with UPVC window, fitted wardrobes, bedside tables and chest of drawers.

Bedroom 2 12'2" x 10'8" (3.71 x 3.27)

Double bedroom with UPVC overlooking the front of the property, storage cupboard over the stairs. Overhead light and radiator.

Bedroom 3 8'9" x 7'10" (2.69 x 2.41)

Rear facing room with UPVC window, overhead light and radiator.

Bedroom 4 8'9" x 6'2" (2.69 x 1.88)

Rear facing room with UPVC window, overhead light and radiator

Family Bathroom 9'4" x 5'4" (2.85 x 1.64)

Modern 3 piece bathroom suite with underfloor heating. Fully tiled, inset spotlights and backlit mirror. Wall mounted tap controls over the bath with 2 shower heads, one drench. Stylish anthracite shower screen. Vanity unit under sink which has anthracite effect mixer tap. Wall mounted towel rail. Frosted UPVC window overlooking the rear of the property. Extractpr

Landing

Thermostatic control for bathroom underfloor heating. Access to loft which is boarded and insulated.

Outside

At the front of the property is a driveway leading to the garage which has light, power and plumbing for automatic washing machine. The garage also houses the wall mounted combi boiler which is 18 months old. Personnel door from garage to the rear garden which can also be accessed via a side gate at the other side of the house. At the side of the property is hard landscaped patio area leading round to the rear which is laid to lawn with raised borders made from reclaimed oak railway sleepers. A further hard landscaped patio area with space for table and chairs, BBQ and lounging furniture . The garden also boasts a hot water shower on this patio.

Area Map

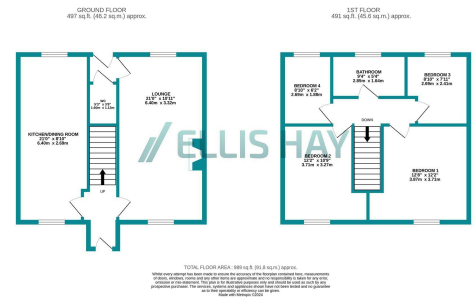


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(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: D

Tenure: Freehold



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