



9 St. Johns Road

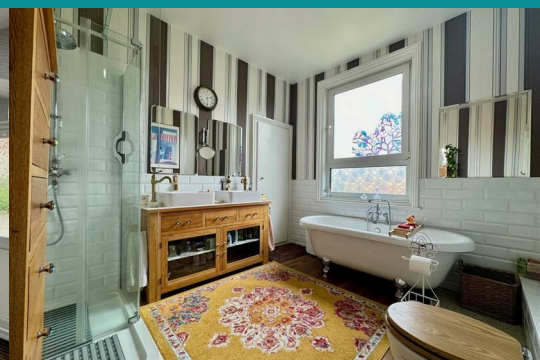
Falsgrave, Scarborough, YO12 5ES

Guide Price £185,000



A 3 Bedroom Terraced House close to Falsgrave, both Bays, the Town Centre and with easy access to the A64 and A171. Set over 4 floors when briefly described the property comprises Dining Room and Kitchen to the lower ground floor, lounge and modern shower room, and then 3 double bedrooms and a generously sized family bathroom with roll top bath and separate shower cubicle. To the rear of the property is a courtyard garden mostly hard landscaped with paths and seating areas.

In our opinion this is a spacious property with plenty of space for family life and modern kitchen and bathrooms. We highly recommend an early viewing of this property.



Front Entrance

UPVC door leading into the property

Lobby

Overhead light and internal door leading to

Hallway

High ceiling with overhead light, radiator and carpeted throughout.

Lounge 19'5" x 11'5" (5.94m x 3.50m)

UPVC Bay windows overlooking the front of the property. Overhead light with coving, feature wall lights, radiator and TV point. Feature brick fireplace with an electric fire.

Shower Room 8'2" x 4'9" (2.49m x 1.46m)

Walk in shower room with modern hand basin and vanity unit. Bar mixer shower, tiled walls with frosted UPVC window overlooking the rear.

Stairs to Lower Ground Floor

Kitchen 12'4" x 10'6" (3.76m x 3.21m)

Range of wall, base, drawer and pantry style cupboards co-ordinating a granite worktop with sink and tap mixer. Space for a double Range cooker. Space for fridge, plumbing for dishwasher and automatic washing machine. Overhead light, radiator and UPVC window overlooking the rear with UPVC door giving access.

Dining Room 15'5" m x 13'8" (4.7 m x 4.19m)

Windows to the front of the property, open plan room which leads to modern kitchen.

Bedroom 1 15'5" x 11'9" (4.70m x 3.60m)

Double bedroom. UPVC sash windows with electric radiator. Overhead light with fan.

Bathroom 10'9" x 10'6" (3.28m x 3.21m)

Twin basin and bespoke vanity unit, with free standing roll top bath. Walk in shower cubicle with bar mixer shower, tiled walls and glass enclosure. WC. Frosted UPVC window overlooking the rear. Built in storage housing wall mounted boiler.

Bedroom 2 4.7m x 3.6m (1.22m.2.13mm x 0.91m.1.83mm)

Front facing double bedroom with UPVC windows and built in storage.

Bedroom 3 3.28m x 3.21m (0.91m.8.53mm x 0.91m.6.40mm)

Rear facing room with UPVC windows and wall mounted electric radiator.

Outside

Paved walkway leading to a patio area and water feature to the rear of the garden. Gravel area, including Pergola and shed.

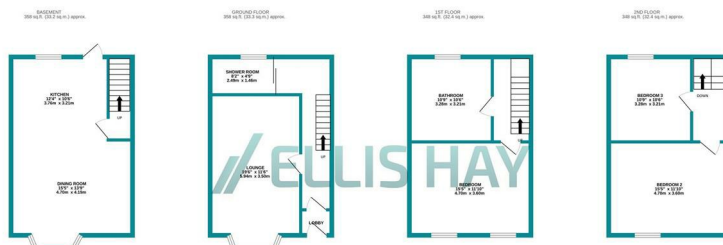
Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(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



TOTAL FLOOR AREA: 1412 sq ft (131.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used in lieu of any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency at the time of issue.
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