



## 6 Chestnut Bank

Woodlands, Scarborough, YO12 5QJ

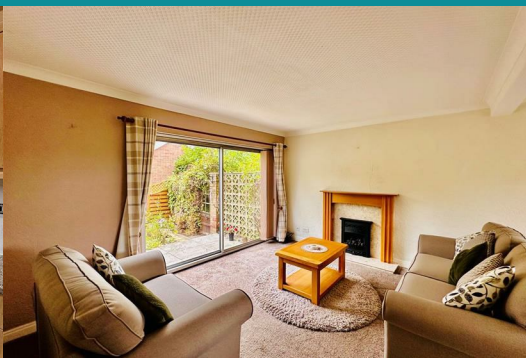
Guide Price £275,000



We are delighted to bring to the market this 3 BEDROOM DETACHED HOME with garage, driveway, corner garden and in the popular Woodlands area, close to Scarborough Hospital, local schools, Falsgrave and beyond to the town centre.

In our opinion the property has been well maintained and we believe it is a great opportunity for a buyer to create their perfect home and possibly extend subject to the appropriate permissions. When briefly described the property comprises; entrance hall with cloakroom/WC, kitchen, open plan lounge dining room which leads to the rear garden. Upstairs there are 3 bedrooms, a family bathroom and a useful laundry cupboard on the landing. The outside has off road parking, garage and a wrap around garden with mature borders, shrubs and patio area.

SOLD WITH NO ONWARD CHAIN, we highly recommend an early viewing of this property. Call our sales team on 01723 350077 to make your appointment.





## Entrance Porch

## Hallway

Understairs cupboard, overhead lights, wall mounted thermostatic control and burglar alarm. Window on half landing overlooking the rear of the property.

## Lounge

Dual aspect room with patio door giving access to the rear garden. Overhead light, feature fire with surround. Open aspect to

## Dining Room

Window overlooking the front of the property. Overhead light and radiator.

## Kitchen

With range of wall, base and drawer units, co-ordinating worktop and tiled splashback. Stainless steel sink, plumbing for automatic washing machine and space for dishwasher. Integrated undercounter fridge, integrated electric oven, gas hob and extractor fan over. Window overlooking the front of the property.

## Cloakroom

WC with handbasin. Part tiled walls, overhead light and frosted window to the rear of the property

## Bedroom 1

Front facing window with views towards the castle. Overhead light, radiator and fitted wardrobe.

## Bedroom 2

Front facing window with views towards the castle. Overhead light, radiator and fitted wardrobe.

## Bedroom 3

Single bedroom with window overlooking the rear of the property. Overhead light and radiator.

## Bathroom

Walk in shower cubicle with bar mixer shower and shower wall and tiled walls. WC and Hand Basin, ladder radiator and storage unit. Inset spotlights, extractor fan and frosted window overlooking the rear of the property. Part tiled walls

## Landing

Airing cupboard housing modern boiler. Access to boarded loft.

## Outside

Driveway leading to garage which has light and power and a personnel door to the rear garden. Hedge surrounding the front and side of the property with lawn, mature borders and shrubs. Gated access at the side to the rear garden which has paved patio, lawn, mature borders and shrubs. Greenhouse and garden shed. Outside tap and security light.

## Area Map

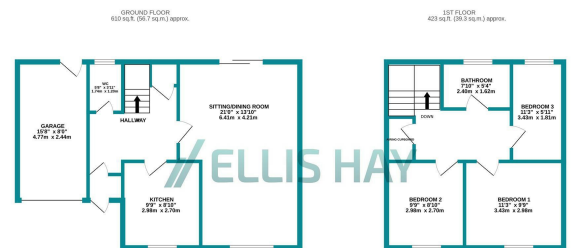


## Energy Efficiency Rating

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

## Tenure: Freehold



TOTAL FLOOR AREA: 1035 sq ft (95.9 sq m) approx.

While every effort has been made to ensure the accuracy of the figures contained here, measurements of actual areas should always be taken before any purchase and are not intended to be used for any other purpose. The floor area is given as an approximate guide only and should not be used as a basis for any calculation. The floor area is given as an approximate guide only and should not be used as a basis for any calculation. The floor area is given as an approximate guide only and should not be used as a basis for any calculation.

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