



## 79 Phoenix Drive

Scarborough, YO12 4AZ

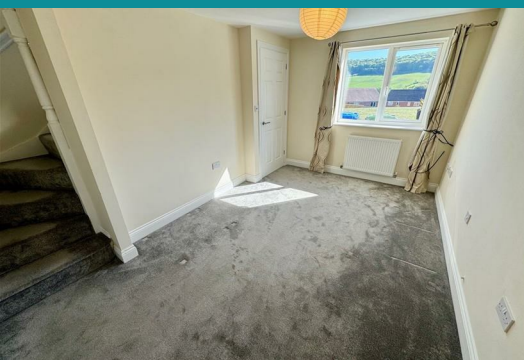
### Guide Price £134,000



Located on Phoenix Drive, just off the popular Seamer Road, this two-bedroom mid-terrace home is offered for sale with no onward chain. Ideal for first-time buyers or investors, the property is well-positioned close to local shops, schools, and transport links, with easy access to Scarborough town centre and nearby retail parks

The accommodation comprises a front-facing lounge, a kitchen/diner with access to the enclosed rear yard and garden, two well-proportioned bedrooms, and a family bathroom. The property benefits from gas central heating and double glazing. While generally well-maintained, it offers the potential for cosmetic updates, allowing buyers to add their own style or upgrade for rental purposes.

Outside, the property features a small front forecourt and a private rear yard and garden. With vacant possession and no onward chain, this home is ready for immediate occupancy. To arrange a viewing or request further details, please contact the friendly and professional sales team at Ellis Hay



Front Entrance 3'11" x 4'3" (1.2 x 1.3)

Leading to

Lounge 14'2" x 9'1" (4.32 x 2.79)

Front facing UPVC window, overhead lighting, radiator and carpeted throughout.

Kitchen 13'1" x 7'7" (4.00 x 2.32)

Rear facing UPVC window and patio doors leading to the garden. A range of base, drawer and wall units, gas cooker and extractor above, plumbing for a washing machine with space for a fridge freezer. Tiled splashback, laminate flooring throughout with spotlights and overhead lighting.

Bedroom 1 13'1" x 8'0" (4.0 x 2.44)

Rear facing UPVC window, overhead lighting, radiator and carpeted throughout.

Bedroom 2 13'1" x 7'11" (4.0 x 2.42)

Front facing UPVC window, carpeted throughout with radiator and overhead lighting.

Bathroom 6'4" x 5'10" (1.95 x 1.78)

Laminate flooring throughout, spotlights overhead, WC and basin, bath and shower over and heated towel rail.

Outside

To the front of the property is a driveway leading to the front door.

At the rear of the property is a spacious lawned garden and paved patio.

Directions

What 3 Words  
Corn.Almost.Grant

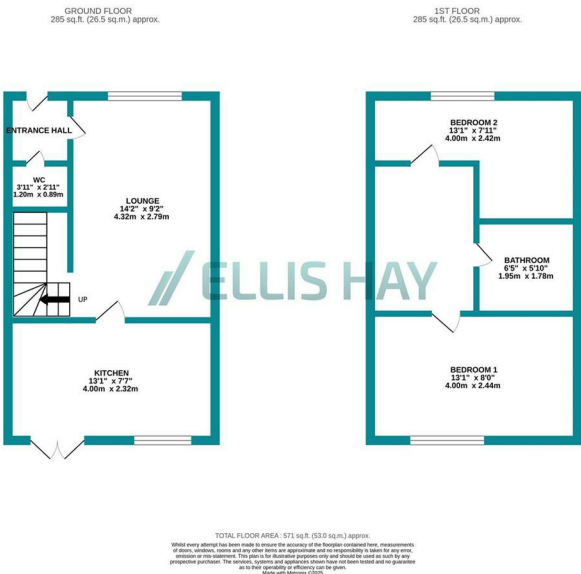
Area Map



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 90                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 73      |                         |
| (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



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