



20 The Pheantry

Crossgates, Scarborough, YO12 4UH

Guide Price £260,000



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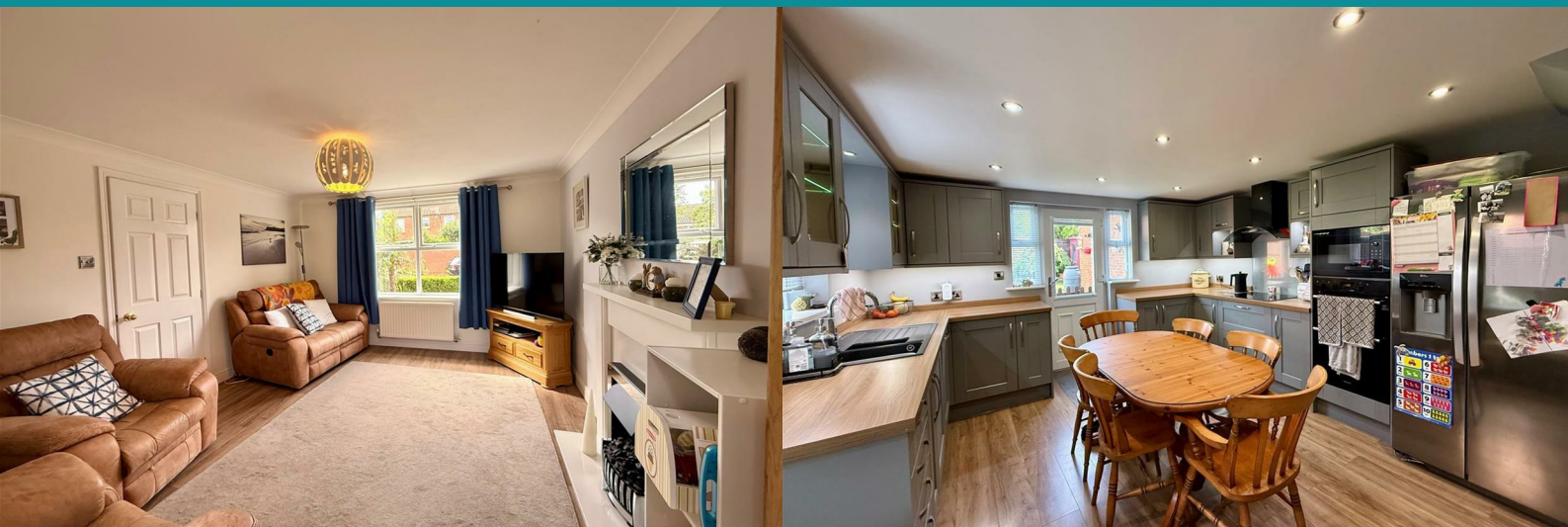
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Front Entrance

Storm Porch over UPVC door with outside light.

Hallway

Overhead lighting, double storage cupboard and staircase with under stair storage.

Cloakroom

WC, handbasin with tiled splashback, radiator and overhead light. UPVC frosted window overlooking the front of the property.

Lounge

10'7" x 13'11" (3.25 x 4.26)

Front aspect room with UPVC window, overhead light and radiator. Feature fireplace with optimist electric fire. UPVC patio doors giving access to the rear patio. Feature glazed curved wall towards the kitchen.

Dining Kitchen

12'2" x 14'4" (3.73 x 4.38)

With range of wall, base, drawer and feature lit display and glazed wall units plus pull out larder cupboard. Wood worktop with upstand. Black composite 1 and a half bowl sink with mixer tap. Integrated double oven and microwave, inset ceramic hob and extractor fan over. Integrated dishwasher and space for American style Fridge/Freezer. UPVC door with side windows giving access to rear garden, UPVC windows overlooking the patio at the side.

Stairs to First Floor

Landing

UPVC window overlooking the side of the property. Airing cupboard housing gas boiler. Access point to boarded loft.

Bedroom 1

12'2" x 10'10" (3.71 x 3.31)

Front facing UPVC window, radiator and overhead light. Fitted wardrobes.

En Suite

Walk in shower enclosure with bar mixer and tiled walls. handbasin with vanity unit and WC. Ladder radiator, extractor fan and frosted UPVC window overlooking the rear.

Bedroom 2

12'2" x 6'8" (3.73 x 2.05)

Rear facing UPVC window, overhead light and radiator.

Bedroom 3

8'5" x 6'6".9'10" (2.58 x 2.3)

Front facing UPVC window, overhead light and radiator.

Bathroom

7'7" x 5'3" (2.33 x 1.61)

3 piece bathroom suite with part tiled walls. extractor fan radiator and UPVC frosted window overlooking the side of the property.

Outside

At the front of the property is a lawned garden with mature shrubs and tree. Driveway with space for at least 2 cars. Garage. with open roof space storage. Electric Car Charging Point.

At the rear of the property is a hard land scaped patio with mature borders from the lounge patio doors, leading to a lawned area with feature fencing. Decked seating area at the end of the garden and summer house. The rear garden is fully enclosed with gated access to the driveway.

Directions

What Three Words

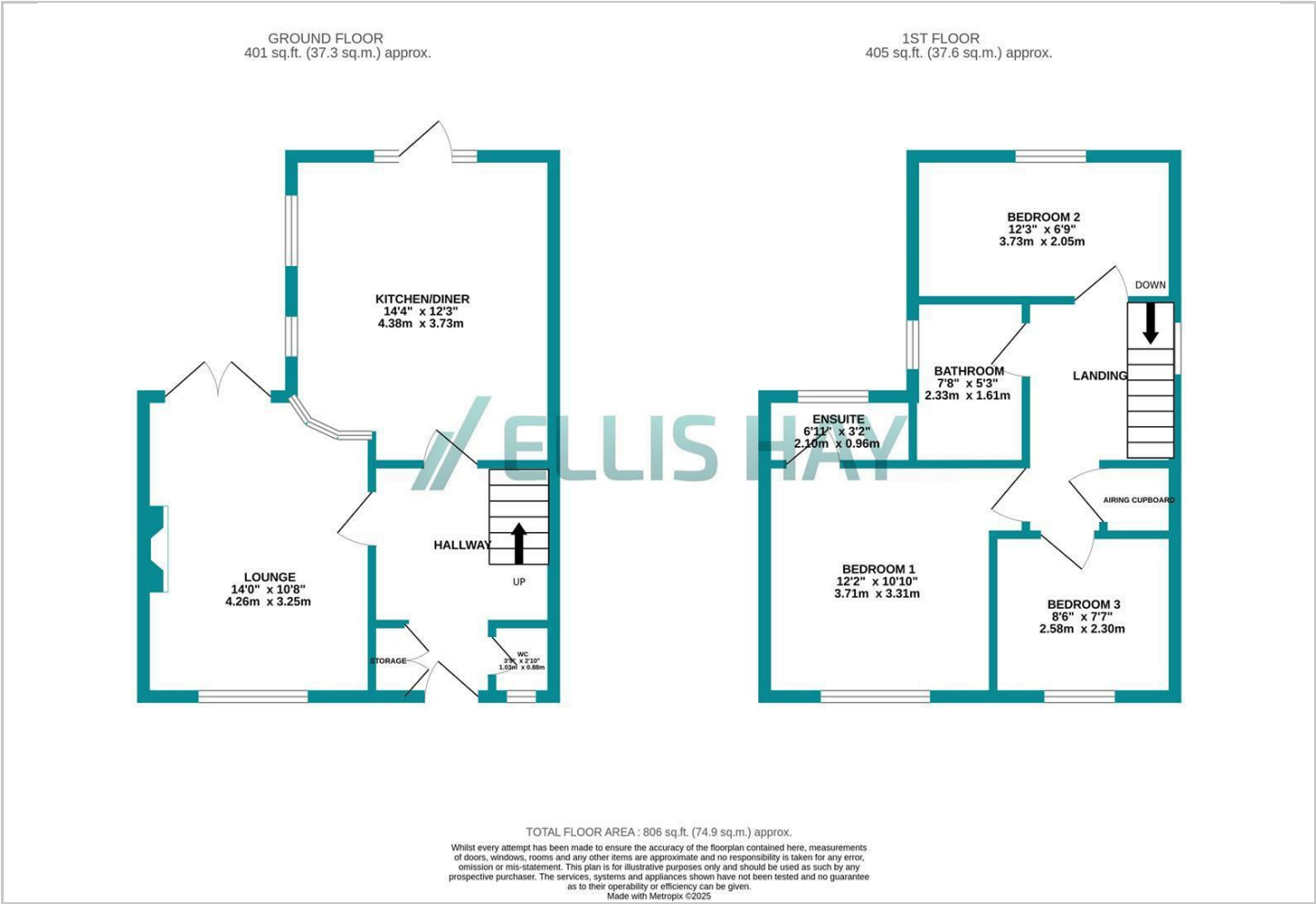
Tel: 01723 350077



Hybrid Map



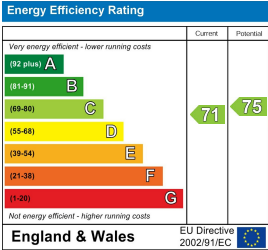
Floor Plan



Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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