

Nightingale Lane, Crossgates, Scarborough

OIRO £240,000



**AN IMMACULATELY PRESENTED FOUR DOUBLE BEDROOM PROPERTY situated on a Large Corner Plot, MASTER BEDROOM EN SUITE, Dual Aspect LOUNGE, DINING ROOM, KITCHEN, separate UTILITY, FAMILY BATHROOM, DOWNSTAIRS WC. Double Glazing, Central Heating, DETACHED DOUBLE GARAGE, GARDENS.**

## **Entrance Hall**

UPVC double glazed window and UPVC double glazed door to the front aspect, telephone point, radiator, power points, stairs to the first floor landing.

## **WC**

Modern two piece suite comprising of low flush WC, vanity wash hand basin, chrome heated towel rail, extractor fan.

## **Lounge** 6.50m x .30m - 21'6" x 11'3"

UPVC double glazed window to the front aspect, UPVC double glazed French doors to the rear giving access to the rear garden, radiator and power points.

## **Dining Room** 3.40m x .80m - 11'2" x 9'2"

UPVC double glazed window to the front aspect, radiator and power points.

## **Kitchen** 3.80m x 2.80m - 12'6" x 9'2"

UPVC double glazed window to the rear aspect, range of shaker style wall and base units with butcher block work surface, stainless steel sink and drainer, integrated double oven with four ring induction hob, extractor hood, space for dishwasher, integrated under the counter fridge and freezer, breakfast bar radiator and power points.

## **Utility Room** 2.50m x 1.90m - 8'2" x 9'2"

UPVC double glazed window to the rear aspect, UPVC double glazed door to the rear giving access to the rear garden, range of wall and base units with butcher block work surface, space for washing machine, radiator and power points.

### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

## **First Floor Landing**

Power point and loft access.

## **Bedroom One** 3.80m x 3.40m - 12'6" x 11'2"

UPVC double glazed window to the front aspect, fitted sliding wardrobes, radiator and power points.

## **en suite**

UPVC double glazed window to the front aspect, modern white three piece suite comprising of low flush WC, circular bowl wash hand basin, fully tiled shower cubicle, extractor fan, chrome heated towel rail, shaver point.

## **Bedroom Two** 3.70m x 3.40m - 12'2" x 11'2"

UPVC double glazed window to the front aspect, airing cupboard, radiator and power points.

## **Bedroom Three** 3.20m x 3.00m - 10'6" x 9'10"

UPVC double glazed window to the rear aspect, fitted wardrobes, radiator and power point.

## **Bedroom Four** 3.20m x 2.80m - 10'6" x 9'2"

UPVC double glazed window to the rear aspect, fitted sliding wardrobe, radiator and power points.

## **Bathroom**

UPVC double glazed window to the rear aspect, modern three piece suite comprising of low flush WC, vanity wash hand basin, panel enclosed bath with shower over, chrome heated towel rail, shaver point.

### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

## **Double Garage 5.25m x 4.90m - 17'3" x 16'1"**

Brick built double garage, electrically powered remote controlled up and over roller door, fuse box, power points and light.

## **Rear Garden**

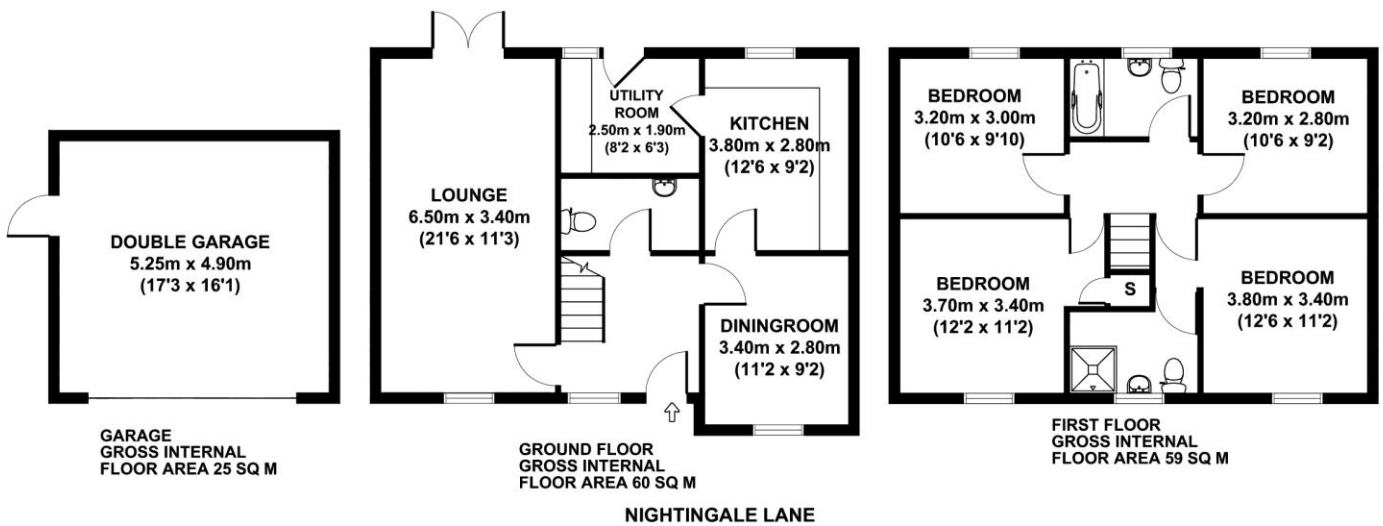
Private and enclosed rear garden with side gated access consisting of lawned area, decking, seating area with pergola, ( formerly used for a hot tub) bespoke hand made bar, numerous patio areas, outside tap and outside power points.

## **Front Garden**

Driveway to the side leading to the detached double garage with further gravelled area for parking. Lawn to the front with mature Laurel bush, and flower borders.

### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



**NIGHTINGALE LANE**  
**APPROX. GROSS INTERNAL FLOOR AREA 144 SQ M / 1550 SQ FT**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.