

Hillcrest Avenue, Scarborough

Guide Price £300,000



Very Desirable Hillcrest Avenue - THREE BEDROOM DETACHED overlooking North Cliff Golf Course ~TWO RECEPTION ROOMS~ KITCHEN~DOWNSTAIRS WC~ FAMILY BATHROOM~ DOUBLE GLAZING/CENTRAL HEATING~GARDENS, GARAGE, STORES~Currently Holiday Let NO ONWARD CHAIN.

## **Entrance Hall**

UPVC double glazed door to the side, circular window to the side aspect, understairs storage cupboard housing the fuse box and gas meter, radiator, parquet flooring, stairs to the first floor landing.

## **Utility Area**

UPVC double glazed window to the rear aspect, plumbing for washing machine, space for tumble dryer, radiator and power points.

## **WC**

UPVC double glazed window to the rear aspect, white two piece suite comprising of low flush WC, free standing corner wash hand basin.

## **Lounge** 4.60m x 3.65m - 15'1" x 12'0"

UPVC double glazed window to the front aspect, wall mounted electric flame effect fire, TV point, radiator power points and Parquet flooring.

## **Dining Room** 3.40m x 3.00m - 11'2" x 9'10"

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

## **Kitchen** 3.70m x 3.60m - 12'2" x 8'6"

UPVC double glazed windows to the side and rear aspect, range of wall and base units with roll top work surface, sink and drainer, integrated electric double oven with four ring gas hob, extractor hood, space for washing machine, space for dishwasher, space for fridge freezer, power points.

## **Rear Entrance Hall**

UPVC double glazed door to the rear aspect, giving access to the rear garden.

### **DISCLAIMER**

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## **First Floor Landing**

UPVC double glazed window to the side aspect, storage cupboard, radiator and power point.

## **Bedroom One** 3.65m - 3.60m - 12'0" x 11'10"

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

## **Bedroom Two** 3.50m - 3.00m - 11'6" x 9'10"

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

## **Bedroom Three** 3.20m x 2.40m - 10'6" x 7'10"

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

## **Bathroom**

Two UPVC double glazed windows to the side aspects, four piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with mixer taps, fully tiled shower cubicle with electric shower, floor to ceiling storage cupboard, shaver point, radiator.

## **Garage** 5.15m x 2.60m - 16'11" x 8'6"

Brick built with up and over door, power points and light. UPVC double glazed window and UPVC double glazed door to the side aspect.

## **Rear Garden**

Side gated access to the low maintenance rear garden laid to patio and gravelled area, outside tap and light.

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## **Brick Built Store 3.00m x 2.25m - 9'10" x 7'5"**

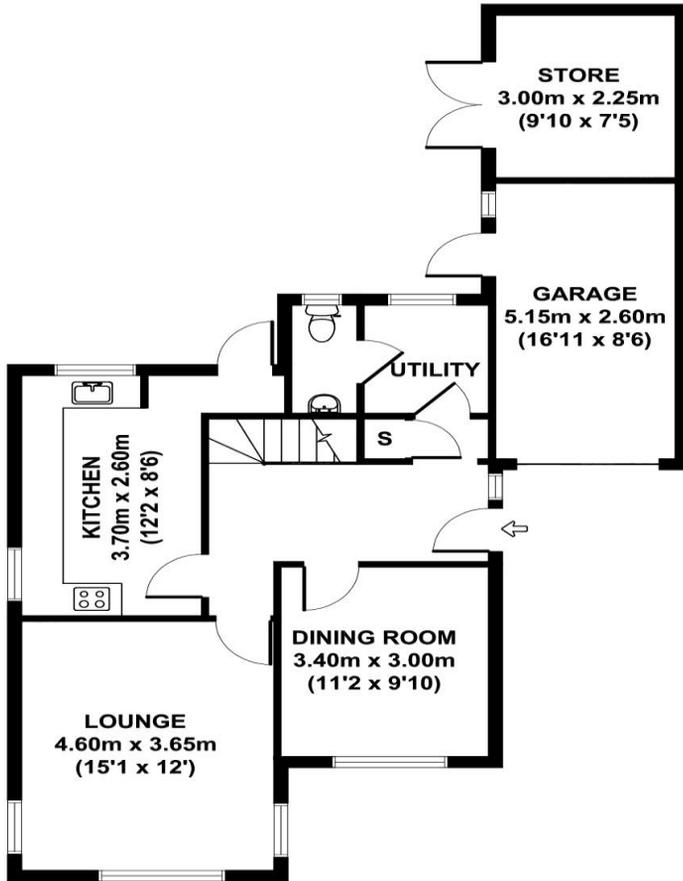
Brick built with UPVC French doors to the side, power points and tiled flooring,

### **Front Garden**

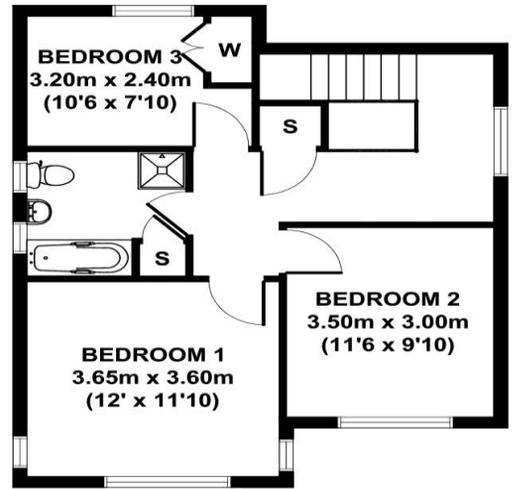
Low maintenance front garden laid to gravel with bush borders, block paved driveway to the side leading to the garage with ample off street parking for numerous vehicles.

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**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 80 SQ M**



**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 51 SQ M**

**HILLCREST AVENUE**

**APPROX. GROSS INTERNAL FLOOR AREA 131 SQ M / 1410 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

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