

Harvest Way, Eastfield, Scarborough

Guide Price £150,000



MODERNISED TWO BEDROOM HOUSE very nicely presented WITH OFF ROAD PARKING, LOUNGE, CONSERVATORY, KITCHEN DINER, FAMILY BATHROOM, DOUBLE GLAZING, CENTRAL HEATING plus Low maintenance GARDENS, PATIO. NO ONWARD CHAIN.

Porch

UPVC double glazed window to the front aspect, UPVC double glazed door to the side, door to the side giving access to the hallway.

Entrance Hall

Radiator, stairs to the first floor landing, door to the side giving access to the lounge.

Lounge 4.15m x 3.20m - 13'7" x 10'6"

UPVC double glazed window to the front aspect, TV point, feature fireplace with electric effect coal fire, radiator and power points. Under the stairs storage cupboard housing the up to date fuse box.

Kitchen/Diner 4.10m x 2.90m - 13'5" x 9'6"

UPVC double glazed window to the rear aspect, UPVC double glazed patio doors to the rear giving access to the conservatory Range of shaker style wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric oven and four ring hob with extractor hood. Space for fridge freezer, space for washing machine, radiator and power points.

Conservatory 3.50m x 2.60m - 11'6" x 8'6"

UPVC double glazed windows to the rear and side aspects, UPVC double glazed door to the side giving access to the rear garden, TV point, radiator and power points.

First Floor Landing

Power point and loft access which is fully boarded.

Bedroom One 4.10m x 3.65m - 13'5" x 12'0"

Two UPVC double glazed windows to the front aspect, TV point, radiator and power points. Airing cupboard housing the Valiant gas combi boiler.

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.

Bedroom Two 3.35mx 2.40m - 11'0" x 7'10"

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

Bathroom

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

Rear Garden

Side gated access to the low maintenance rear garden with patio area and outside tap.

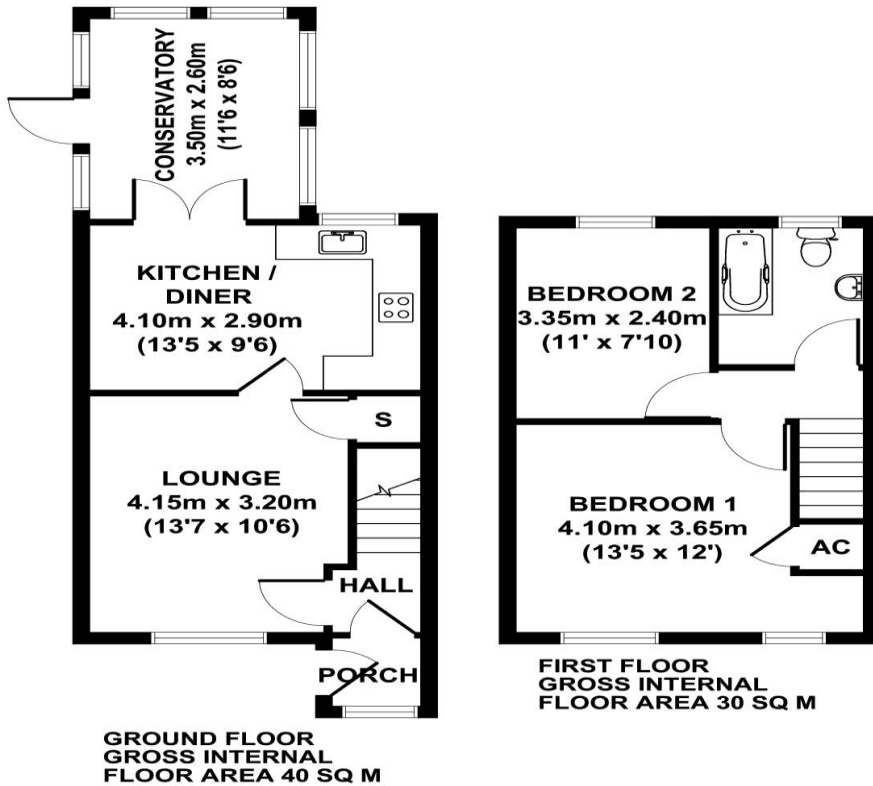
Front Garden

Front garden laid to lawn with driveway to the side for off street parking.

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.

FLOOR PLAN



HARVEST WAY

APPROX. GROSS INTERNAL FLOOR AREA 70 SQ M / 753 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.