





- IMPOSING THREE BEDROOM DETACHED FAMILY HOME
- THREE RECEPTION ROOMS, DOWNSTAIRS WC & UTILITY
- SPACIOUS LOFT/HOBBIES ROOM WITH STORAGE
- ENCLOSED REAR GARDEN WITH LAWN & PAVING
- OFF-STREET PARKING & GARAGE
- SOUGHT AFTER STEPNEY LOCATION

We are delighted to bring to market this IMPOSING THREE BEDROOM DETACHED HOME which benefits from THREE RECEPTION ROOMS, UTILITY ROOM, DOWNSTAIRS WC, GENEROUS LOFT/HOBBIES ROOM, OFF-STREET PARKING, GARAGE, REAR LAWNED GARDENS whilst being located in the ever POPULAR STEPNEY AREA.

The accommodation briefly comprises of; entrance vestibule, grand hallway with stairs to the first floor and understairs storage, bay fronted lounge with fireplace, a dining/sitting room with a fireplace, breakfast kitchen fitted with a range of units and breakfast bar, light and airy conservatory, utility room and a downstairs WC. To the first floor lies a landing with further stairs up to the attic and built-in storage, three double bedrooms and a shower room. Furthermore to the second floor lies a spacious loft/hobbies room with two 'Velux' windows and a separate storage room. Externally, to the front of the property lies a block paved frontage providing off-street parking and access to the garage. To the rear of the property lies an enclosed garden complete with a paved seating area and lawn to the rear.

Being located within the ever popular Stepney area the house affords excellent access to a good range of amenities including Scarborough Hospital, Falsgrave shopping parade and a choice of popular drinking/eating establishments therein, also a choice of popular schools and colleges as well as being near a regular bus route into Scarborough.





ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule - 4' 11" x 3' 7" (1.50m x 1.10m)

Hallway - 15' 1" x 11' 10" (4.60m x 3.60m)

Lounge - 15' 5" x 13' 9" (4.70m x 4.20m)

Dining Room/Sitting Room - 13' 1" x 12' 10" (4.00m x 3.90m)

Kitchen - 13' 1" x 10' 10" (4.00m x 3.30m)

Breakfast Area - 7' 7" x 6' 3" (2.30m x 1.90m)

Utility Room - 7' 10" x 5' 7" (2.40m x 1.70m)

Downstairs WC - 5' 7" x 3' 7" (1.70m x 1.10m)

Conservatory - 11' 2" x 10' 10" (3.40m x 3.30m)

FIRST FLOOR

Landing - 19' 8" x 12' 6" (6.00m x 3.80m)

Bedroom One - 13' 5" x 13' 1" (4.10m x 4.00m)

Bedroom Two - 15' 9" x 12' 2" (4.80m x 3.70m)

Bedroom Three - 13' 9" x 9' 10" (4.20m x 3.00m)

Shower Room - 10' 2" x 7' 7" (3.10m x 2.30m)

SECOND FLOOR

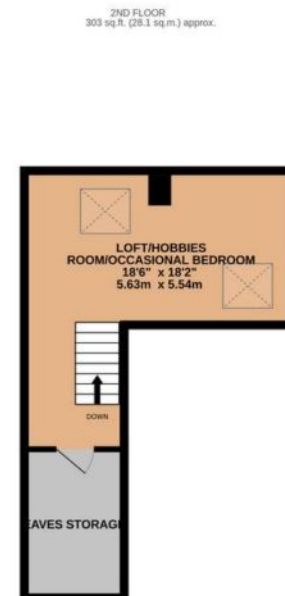
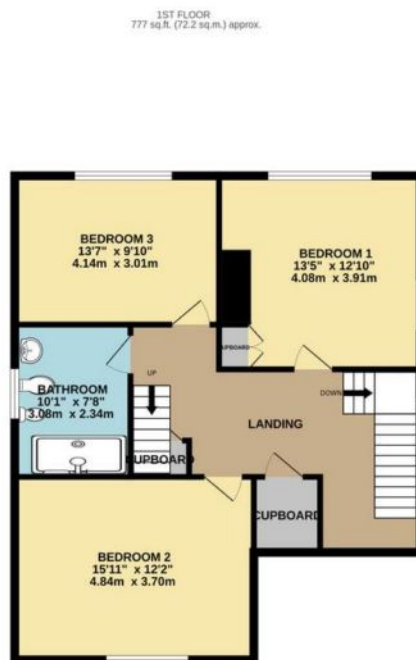
Loft/Hobbies Room - 18' 4" x 18' 1" (5.60m x 5.50m)

Storage - 9' 10" x 5' 7" (3.00m x 1.70m)

HMRC DISCLAIMER

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.





TOTAL FLOOR AREA: 1934 sq.ft. (179.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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