



colin ellis

Conyers Ings, Scarborough, YO13 9LG

****TRY AN OFFER**** Colin Ellis welcomes to the market a DETACHED house offered in GOOD CONDITION throughout. This MODERN property benefits from a DUAL ASPECT BAY FRONTED lounge with WOOD BURNER, dining room, SUN ROOM, downstairs WC, FOUR bedrooms, the master benefiting from an EN-SUITE, a DOUBLE GARAGE and ENCLOSED GARDENS. The SOLAR PANELS (with a feed in tariff) are a great addition to this WELL PRESENTED HOME.

Guide Price £395,000



Briefly comprising of an entrance hall, dual aspect bay fronted lounge with wood burner, dining room, kitchen, downstairs w/c and a sun room. The first floor offers four bedrooms, the master benefiting from an en-suite and a family bathroom. Outside the rear offers a gated enclosed rear and side garden with raised decking with a pond and space to relax and BBQ. There is also access to to the double garage with parking in front.

Located in the ever popular West Ayton this property offers excellent access to a wealth of amenities including local shop/garage/post office, public house/restaurant/s, popular junior school, fish and chip shop, library and sports field. Delightful walks can be enjoyed through the nearby picturesque Forge Valley to Hackness village as well as a regular bus route into Scarborough.

ENTRANCE HALL

uPVC double glazed window, uPVC double glazed door, radiator, understairs storage and stairs to first floor.

SITTING ROOM

6.3 x 3.9 (20'8" x 12'9")

Coving, two uPVC double glazed windows (bay to the front), two radiators and wood burner.

DINING ROOM

3.4 x 3.4 (11'1" x 11'1")

Coving, uPVC double glazed window and radiator.

KITCHEN

5.2 x 2.8 (17'0" x 9'2")

Range of base, wall and drawer units, tiled splash back, space for: oven, hob, fridge freezer, dishwasher and tumble dryer, extractor hood, sink with drainer unit and mixer tap, uPVC double glazed window, uPVC double glazed door and radiator.

SUN ROOM

5.4 x 3.0 (17'8" x 9'10")

uPVC double glazed windows, uPVC double glazed double doors and radiator.



WC

1.3 x 0.7 (4'3" x 2'3")

Wall hung hand basin and WC.

FIRST FLOOR LANDING

uPVC double glazed window, airing cupboard and loft access via a pull down ladder.

BEDROOM ONE

5.1 x 3.6 (16'8" x 11'9")

uPVC double glazed window, radiator and fitted wardrobe.

EN-SUITE

2.0 x 1.6 (6'6" x 5'2")

Jacuzzi style bath with electric shower over and tap shower attachment, hand basin, WC, uPVC double glazed window and radiator.

BEDROOM TWO

3.4 x 3.4 (11'1" x 11'1")

uPVC double glazed window and radiator.

BEDROOM THREE

4.0 x 2.7 (13'1" x 8'10")

uPVC double glazed window and radiator.

BEDROOM FOUR

2.9 x 2.9 (9'6" x 9'6")

uPVC double glazed window and radiator.

BATHROOM

2.0 x 1.7 (6'6" x 5'6")

Hand basin with vanity, WC, shower cubicle with power shower, uPVC double glazed window and feature radiator.

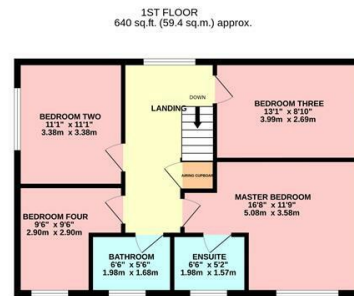
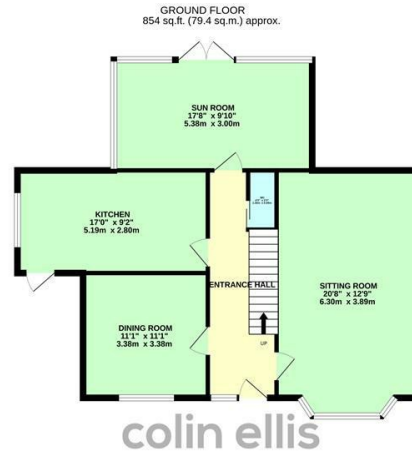
GARAGE

Double garage with electric/power, boiler, up and over door and rear access.

OUTSIDE

Outside the rear offers a gated enclosed rear and side garden with log store, raised decking with a pond with added safety grid and space to relax and BBQ. There is also access to the double garage with parking in front.





TOTAL FLOOR AREA: 1494 sq.ft. (138.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Conyers Ings - 18500912

Council Tax Band - E

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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