



## Hadrians Walk, Scarborough, YO12 4LG

Colin Ellis welcomes to the market a DETACHED PROPERTY set on a LARGE PLOT. This FOUR bedroom property offers TWO reception rooms, OFFICE, MODERN kitchen/diner, UTILITY ROOM, downstairs WC, EN-SUITE to master bedroom, DOUBLE GARAGE, drive and gardens. NO ONWARD CHAIN.

Offers Over £345,000

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Briefly comprising of an entrance hall, office, bay fronted lounge with double doors leading into the conservatory. A modern kitchen/diner, utility room and a downstairs WC. To the first floor is a family bathroom and four bedrooms, the master offering an en-suite. To the front of the property is a double drive leading to the double garage which is home to the solar panels. The walled low maintenance south facing enclosed garden has access down the side of the property and also has a patio area.

Located in a popular location in Crossgates the property offers excellent access to public transport links both Seamer train station and a bus stop. The local area is well serviced with a range of shops and facilities and within catchment area for popular schools. Internal viewing cannot be recommended highly enough.

### **ENTRANCE HALL**

Double glazed door to the front, tiled floor, radiator, coving, power points and stairs to first floor.

### **LOUNGE**

*5.7 x 3.3 (18'8" x 10'10")*

uPVC double glazed bay window overlooking the front, radiator, fire surround and coving.

### **KITCHEN/DINER**

*6.8 x 5.8 (22'4" x 19'0")*

Symphony kitchen with a range of base, wall and drawer units, granite worktop, tiled splash back, AEG integrated electric oven, AEG integrated gas hob, AEG integrated fridge freezer, AEG integrated dishwasher, extractor hood, feature Blanco sink with drainer unit and mixer tap, uPVC double glazed window, feature radiator, tiled floor and power points.

### **STUDY**

*2.4 x 1.6 (7'10" x 5'3")*

uPVC double glazed window overlooking the front, radiator and power points.

### **UTILITY ROOM**

*2.0 x 1.9 (6'7" x 6'3")*

Wall units, wood worktop, tiled splash back, space for washing machine, sink with drainer unit, boiler, uPVC double glazed door to the side, radiator and tiled floor.





## WC

1.8 x 1.0 (5'11" x 3'3")

Basin with pedestal, WC, uPVC double glazed window overlooking the front and radiator.

## LANDING

uPVC double glazed window overlooking the front, airing cupboard, radiator, loft access and power points.

## CONSERVATORY

3.4 x 3.4 (11'2" x 11'2")

uPVC double glazed window overlooking the side, tiled floor, radiator and power points.

## BEDROOM ONE

4.4 x 3.1 (14'5" x 10'2")

uPVC double glazed window overlooking the rear, radiator, fitted wardrobe and power points.

## ENSUITE

1.9 x 1.2 (6'3" x 3'11")

Basin with pedestal, WC, shower cubicle with power shower with rainfall effect shower head, uPVC double glazed window overlooking the side, radiator and tiled floor.

## BEDROOM TWO

3.1 x 3.0 (10'2" x 9'10")

uPVC double glazed window overlooking the front, radiator and power points.

## BEDROOM THREE

3.3 x 3.1 (10'10" x 10'2")

uPVC double glazed window overlooking the rear, radiator and power points.

## BEDROOM FOUR

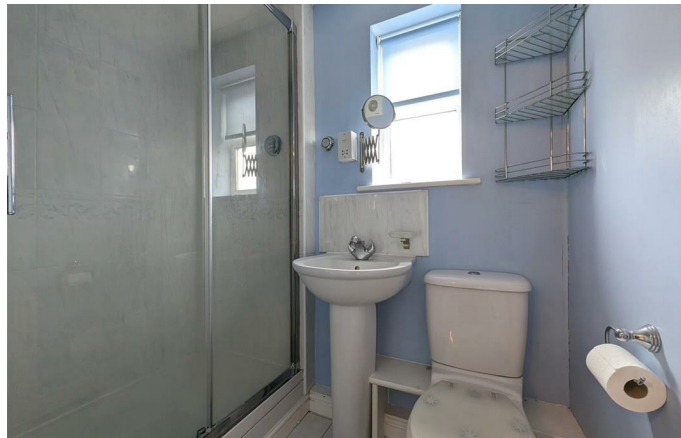
2.4 x 2.1 (7'10" x 6'11")

uPVC double glazed window overlooking the front, radiator and power points.

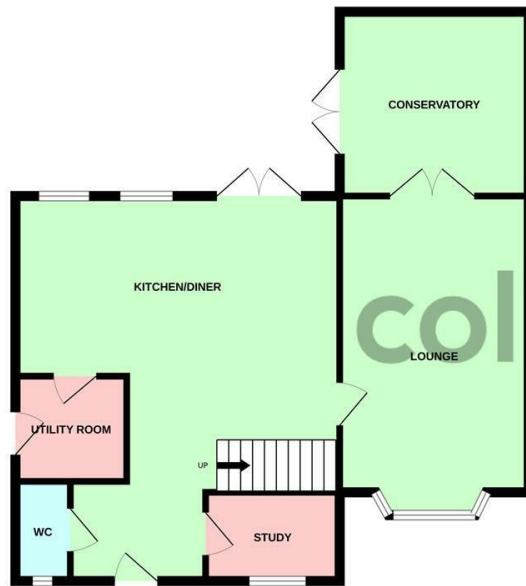
## BATHROOM

2.0 x 2.0 (6'7" x 6'7")

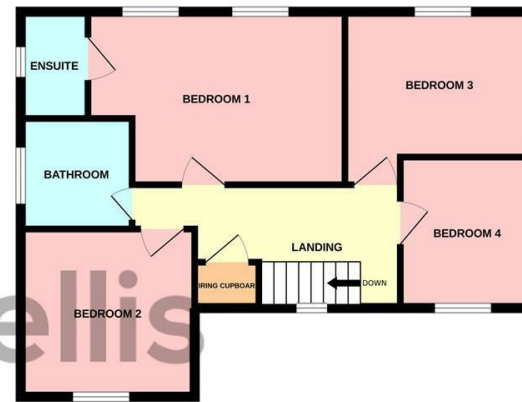
Panel bath, basin with pedestal, WC, uPVC double glazed frosted window overlooking the front, radiator and tiled floor.



GROUND FLOOR



1ST FLOOR



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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**Hadrians Walk - 18008735**

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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