



**Linden Road,
Scarborough, YO12 5SN**

Colin Ellis welcome to the market a SEMI DETACHED house located in the SOUGHT AFTER Newby area. This TWO BEDROOM property offers a GOOD SIZED lounge, KITCHEN/DINER, two DOUBLE BEDROOMS, three piece bathroom, FRONT AND REAR GARDENS, drive and a GARAGE.

Offers In The Region Of £180,000

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FULL

Briefly comprising of an entrance hall, lounge and a kitchen/diner to the ground floor. The first floor benefits from two double bedrooms and a three piece family bathroom. To the front of the property is a garden and a drive leading to the garage. There is an enclosed, gated garden to the rear.

Being located in Newby this well presented home offers excellent access to a wealth of local amenities including supermarket, library, doctors surgery, Scarborough hospital, a choice of junior and secondary schools, park, plus excellent public transport links making this an excellent all round family home. Internal viewing is highly recommended!

LOUNGE

4.1 x 3.6 (13'5" x 11'9")

Coving, uPVC double glazed window, double radiator and power points.

KITCHEN/DINER

4.6 x 2.6 (15'1" x 8'6")

Base units, wood worktop, tiled splash back, integrated electric oven and gas hob, space for fridge freezer and washing machine, sink/drainer unit, mixer tap, uPVC double glazed windows and door, single radiator and power points.

LANDING

Loft access, uPVC double glazed window and power points.

BEDROOM ONE

3.7 x 3.1 (12'1" x 10'2")

Coving, uPVC double glazed window, built in cupboard and power points.



BATHROOM

2.1 x 1.9 (6'10" x 6'2")

Basin with pedestal, low flush wc, electric shower cubicle, uPVC double glazed window and ladder radiator.

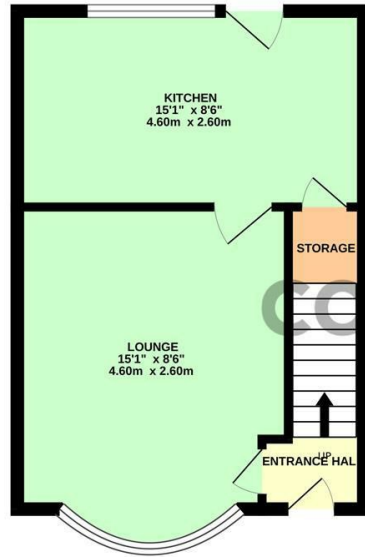
BEDROOM TWO

3.2 x 2.6 (10'5" x 8'6")

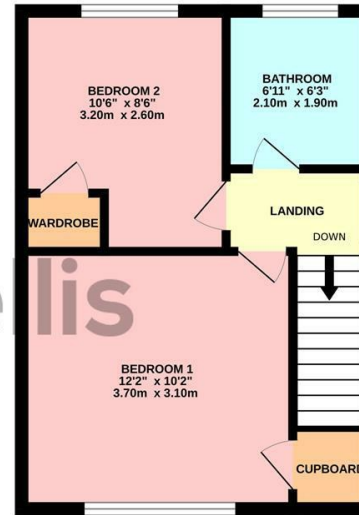
Built in cupboard, single radiator, uPVC double glazed window and power points.



GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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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Linden Road - 18603465
Council Tax Band - B
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) A		
(81-91) B		78
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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