



colin ellis

Green Lane, Scarborough, YO12 6HT

Colin Ellis welcome to the market an EXTENDED property set in the SOUGHT AFTER Northside of Scarborough. This SEMI DETACHED property offers a KITCHEN/DINER, LOUNGE/DINER, downstairs w/c which could also be used as a UTILITY ROOM, THREE BEDROOMS, front GARDEN, drive, DOUBLE GARAGE and a low maintenance rear garden. Offered with NO ONWARD CHAIN.

Guide Price £270,000



FULL

Briefly comprising of an entrance hall, bay fronted lounge/diner, kitchen/diner and a downstairs w/c. The first floor offers three bedrooms and a family bathroom. Outside the front garden benefits from a drive leading to the double garage and a low maintenance rear garden.

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 plus excellent public transport links making this an excellent all round family home. Internal viewing is highly recommended!

ENTRANCE HALL

Coving, uPVC double glazed door, under stairs cupboard and double radiator.

LOUNGE

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

DINER

Coving, double radiator and power points.

KITCHEN

Base, wall and drawer units, tiled splash back, integrated oven and hob, space for fridge and freezer, extractor hood, sink/drain unit, mixer tap, uPVC double glazed window and door and single radiator.

LANDING

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



BEDROOM ONE

Single radiator, uPVC double glazed window and power points.

BEDROOM TWO

Single radiator, uPVC double glazed window and power points.

BATHROOM

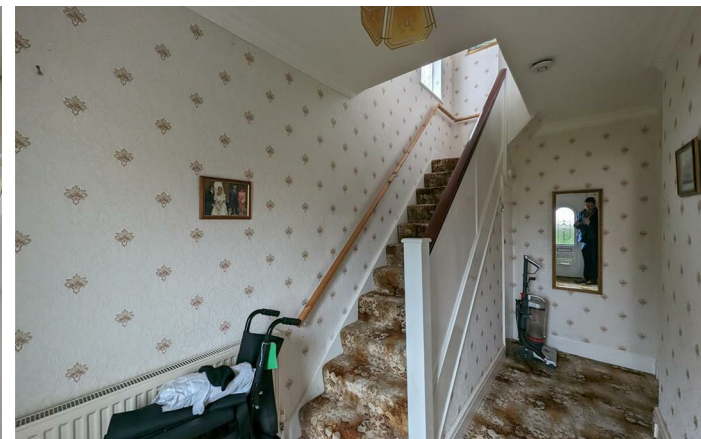
Panel bath, basin with pedestal, low flush wc, shower cubicle with power, uPVC double glazed window and ladder radiator.

SEPARATE WC

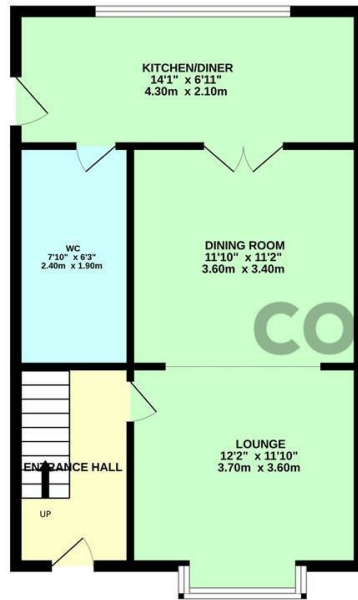
Wall hung basin, low flush wc and uPVC double glazed window.

OUTSIDE

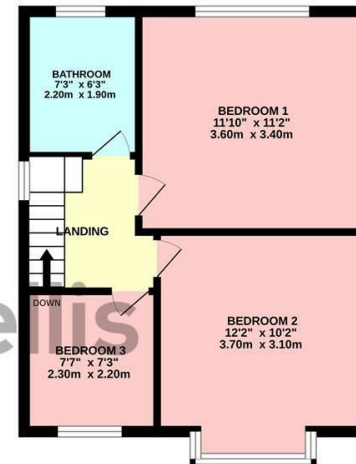
Front gated law, driveway, detached garage, electric power up and over door and window.



GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(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	

Green Lane - 18613182
Council Tax Band - C
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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