



colin ellis

Sun Valley Road, Scarborough, YO12 5JH

Located on this EXCLUSIVE DEVELOPMENT for the over 55's on the North side of Scarborough this TWO BEDROOM DETACHED LODGE offers an OPEN PLAN lounge/diner/kitchen, DECKED AREA to the front and garden that surrounds the lodge. Viewing is highly recommended.

Guide Price £150,000



VESTIBULE

0.97 x 1.12 (3'2" x 3'8")

uPVC double glazed door into vestibule with ceiling light and cupboard housing boiler.

LIVING/DINING/KITCHEN

4.36 x 6.93 (14'3" x 22'8")

Three uPVC double glazed windows sliding door, electric fire and surround, three ceiling lights, two wall lights, two radiators, fitted kitchen with range of cupboards and drawers, space for washing machine, space for fridge and freezer, tiled splash back, inset ceiling spot lights, stainless steel sink, built in oven, gas hob and extractor and storage cupboard.

INNER HALLWAY

Ceiling light and loft access.

BEDROOM ONE

3.33 x 2.89 (10'11" x 9'5")

Two uPVC double glazed windows, two wall lights, ceiling light, radiator, built in bedroom furniture, wardrobe and walk in wardrobe.

WC

1.68 x 1.58 (5'6" x 5'2")

WC, hand basin with vanity, ceiling light, uPVC double glazed frosted window, towel rail/radiator and extractor fan.

BEDROOM TWO

2.88 x 2.67 (9'5" x 8'9")

uPVC double glazed window, ceiling light, built in bedroom furniture and radiator.



BATHROOM

1.96 x 1.66 (6'5" x 5'5")

uPVC double glazed frosted window, bath with shower over, WC, hand basin with vanity unit, ceiling light, towel rail/radiator, extractor fan and tiled walls.

OUTSIDE

To the front is a decking area with garden area. To both sides are garden and to the rear is storage.



GROUND FLOOR




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While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance 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 to their operability or efficiency can be given.
Made with Blueprint 2024

Sun Valley Road - 18608562
Council Tax Band - A
Tenure - Leasehold

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		
(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 	



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