



Lightfoots Avenue, Scarborough, YO12 5NS

Colin Ellis welcome to the market a FOUR BEDROOM property set within the DESIRABLE North Side location. This DETACHED home benefits from a LOUNGE/DINER, kitchen/breakfast room, TWO conservatory's, downstairs w/c, DRIVE, garage and GARDENS.

Offers In The Region Of £350,000



Briefly comprising of a porch, entrance hall, bay fronted lounge/diner, kitchen/breakfast room, downstairs w/c and two conservatory's. The first floor benefits from four bedrooms and a three piece bathroom. Outside the front there is a front garden and a drive leading to the garage. The rear benefits from a low maintenance enclosed garden with patio area, space for a greenhouse and raised decking with summer house.

ENTRANCE HALL/PORCH

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

LOUNGE

6.5 x 3.1 (21'3" x 10'2")

Coving, uPVC double glazed window, electric fire and power points.

CONSERVATORY ONE

4.5 x 3.1 (14'9" x 10'2")

uPVC double glazed windows and door and power points.

CONSERVATORY TWO

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

Wood burner, uPVC double glazed windows and door and power points.

KITCHEN/DINER

6.7 x 2.9 (21'11" x 9'6")

Base, wall and drawer units, wood worktop, tiled splash back, space for oven and hob, integrated fridge, freezer and dishwasher, sink/drain unit, feature sink, mixer tap, uPVC double glazed windows and doors, double radiator and power points.

LANDING

Loft access and power points.



WC

1.6 x 0.9 (5'2" x 2'11")

Low flush wc.

BEDROOM ONE

3.7 x 3.3 (12'1" x 10'9")

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

BEDROOM TWO

2.8 x 2.3 (9'2" x 7'6")

Double radiator, uPVC double glazed window and power points.

BEDROOM THREE

2.8 x 2.3 (9'2" x 7'6")

Double radiator, uPVC double glazed window and power points.

BEDROOM FOUR

2.2 x 2.8 (7'2" x 9'2")

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

BATHROOM

2.2 x 1.6 (7'2" x 5'2")

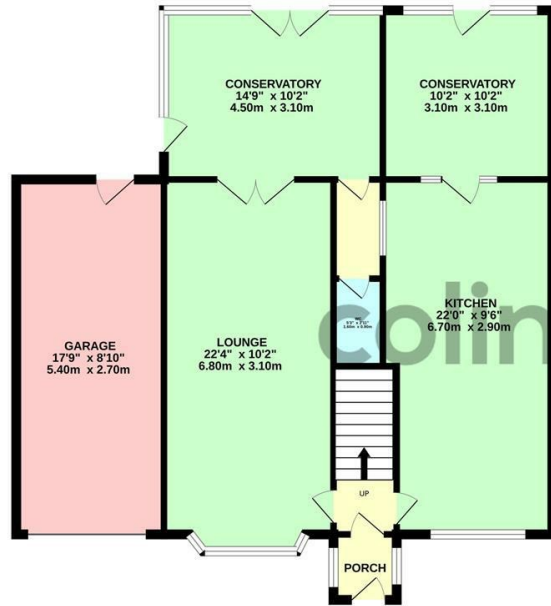
Basin with vanity, low flush wc, power shower cubicle, uPVC double glazed frosted window and tiled floor.

OUTSIDE

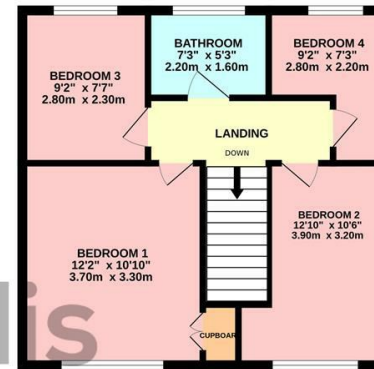
Front and rear lawn, patio, driveway, integrated garage with electric power up and over door with window and solar panels.



GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1413 sq.ft. (131.3 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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Lightfoots Avenue - 18620653
Council Tax Band - D
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		96
(81-91) B	92	
(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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