



colin ellis

Hovingham Drive, Scarborough, YO12 5DT

Colin Ellis welcome to the market a TWO BEDROOM property set within the SOUGHT AFTER Northside of Scarborough. This SEMI DETACHED property offers a lounge, kitchen, CONSERVATORY, three piece bathroom suite, FRONT and REAR gardens and a DRIVE. Offered with NO ONWARD CHAIN.

Guide Price £175,000



DESCRIPTION

Briefly comprising of a porch, lounge, kitchen and a conservatory on the ground floor. The first floor benefits from a shower room and two bedrooms. To the front of the property is a hedged garden, enclosed patio area and a drive leading to the rear. The enclosed rear garden is laid mainly to lawn.

In terms of location, this property boasts proximity to essential amenities such as schools, shops, and recreational facilities. It also benefits from excellent transport links, ensuring easy access to nearby urban centers and major highways.

PORCH

1.0 x 1.0 (3'3" x 3'3")

Power points and uPVC double glazed window and door.

LOUNGE

4.0 x 3.7 (13'1" x 12'1")

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

KITCHEN/DINER

3.9 x 2.5 (12'9" x 8'2")

Base, wall and drawer units, wood work top, tiled splash back, integrated, oven and gas hob, space for fridge and washing machine, sink/drain unit, mixer tap, single glazed window, double radiator and mixer tap.

CONSERVATORY

3.7 x 2.7 (12'1" x 8'10")

Double radiators, uPVC double glazed window and power points.



BEDROOM ONE

4.0 x 2.7 (13'1" x 8'10")

Laminate floor, double radiator, uPVC double glazed window and power points.

BEDROOM TWO

2.6 x 2.0 (8'6" x 6'6")

Airing cupboard, uPVC double glazed window, double radiator and power points.

BATHROOM

1.8 x 1.6 (5'10" x 5'2")

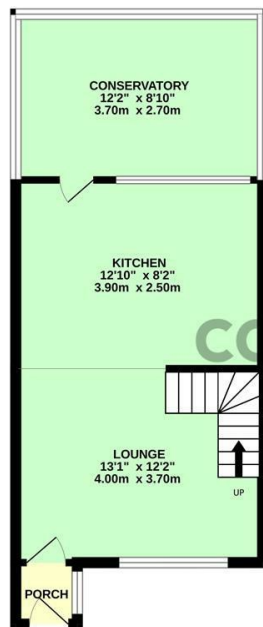
Basin with pedestal, low flush wc, shower cubicle, uPVC double glazed window and ladder radiator.

OUTSIDE

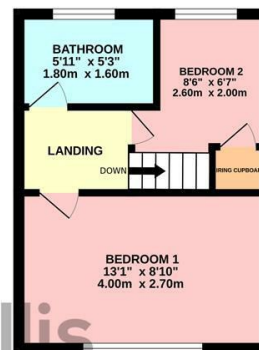
Front lawn, drive and patio.



GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
234 sq.ft. (21.7 sq.m.) approx.

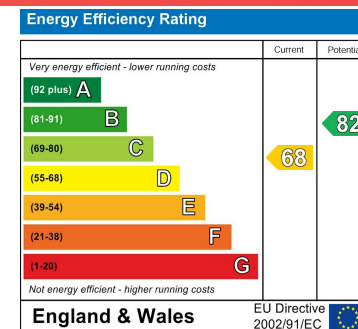


TOTAL FLOOR AREA: 628 sq.ft. (58.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and appliances are for information only and are not intended to be taken for any other purpose. The plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan ©2014

Hovingham Drive - 18613048
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.



Tel: 01723 363565
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk