



colin ellis

Lowfields, Scarborough, YO12 4SR

Located in the village of Staxton this THREE BEDROOM SEMI DETACHED family home comes with an EXTENDED ANNEXE, OPEN VIEWS over fields and great outdoor space. Only a short distance from Scarborough and with great connections to the A64 this family home offers SPACIOUS ROOMS and is in great order throughout. Viewing is highly recommended.

Guide Price £220,000



PORCH

3.33 x 0.82 (10'11" x 2'8")

uPVC double glazed door into porch with two uPVC double glazed windows and two ceiling lights.

LIVING ROOM

6.43 x 3.32 (21'1" x 10'10")

Two electric wall heaters, electric fire, coving, two ceiling lights and french doors out onto rear garden.

KITCHEN

3.79 x 2.97 (12'5" x 9'8")

Fitted kitchen with range of cupboards and drawers, integrated electric oven, hob and extractor, space for american style fridge freezer, space for dishwasher, space for washing machine, uPVC double glazed window, ceiling light and inset ceiling spotlights.

INNER HALLWAY

Inset ceiling spotlight and stairs to first floor.

BEDROOM THREE

3.33 x 3.01 (10'11" x 9'10")

uPVC double glazed window, electric wall heater and ceiling light.

ANNEX - LOUNGE DINER

6.94 x 2.72 (22'9" x 8'11")

uPVC double glazed windows, inset ceiling spotlights, two ceiling lights and electric wall heater.

ANNEX - SHOWER ROOM

1.65 x 1.86 (5'4" x 6'1")

Shower cubicle with electric shower, tiled walls, hand basin, WC, inset ceiling spotlights and extractor fan.



ANNEX - UTILITY ROOM

3.79 x 2.82 (12'5" x 9'3")

uPVC double glazed frosted door, uPVC double glazed frosted window, stainless steel sink, fitted cupboards and drawers and inset ceiling spotlights.

FIRST FLOOR LANDING

Inset ceiling spotlights,

BEDROOM ONE

5.40 x 3.03 (17'8" x 9'11")

Two wall lights, electric wall heater, ceiling light and uPVC double glazed window.

BEDROOM TWO

4.51 x 2.39 (14'9" x 7'10")

uPVC double glazed window, airing cupboard, eaves access, ceiling light, loft access and electric wall heater.

BATHROOM

1.93 x 1.63 (6'3" x 5'4")

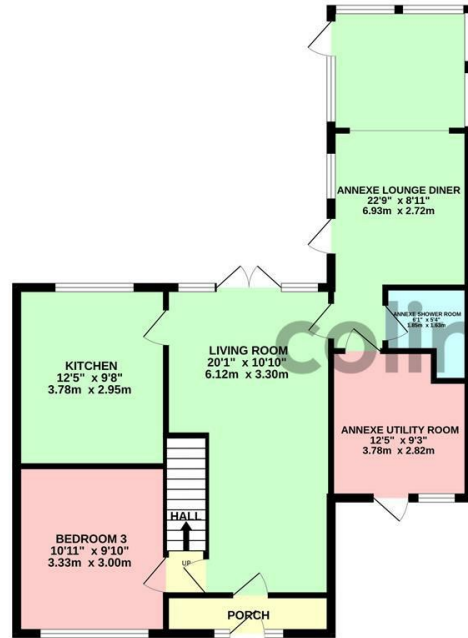
Bath with electric shower over, glass screen, hand basin, WC, uPVC double glazed window, tiled walls, inset ceiling spotlights and wall light.

OUTSIDE

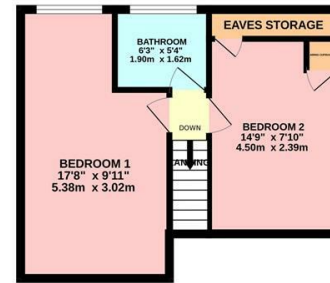
To the front is a low maintenance garden with a driveway and to the rear is a low maintenance garden with patio area.



GROUND FLOOR



1ST FLOOR



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. The 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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Lowfields - 18630472
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		
(69-80) C		72
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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