



Highfield, Scarborough, YO12 4AW

Located on this popular street close to Falsgrave and its local amenities this THREE BEDROOM MID TERRACE home comes with a MODERN KITCHEN and BATHROOM as well as a SOUTH FACING REAR YARD and some original features. Viewing is highly recommended.

Guide Price £158,000



VESTIBULE

Composite front door into vestibule with coving, dado rail and glazed door into hallway.

HALLWAY

Radiator, ceiling light, cornicing and stairs to first floor.

LIVING ROOM

4.25 x 3.50 (13'11" x 11'5")

Cornicing, ceiling rose, ceiling light, fire with surround, radiator, uPVC double glazed bay window.

DINING ROOM

3.56 x 3.63 (11'8" x 11'10")

Ceiling light, uPVC double glazed window, radiator and under stairs storage cupboard.

KITCHEN

3.41 x 2.20 (11'2" x 7'2")

Fitted kitchen with range of cupboards and drawers, built in oven, hob and extractor, space for fridge freezer, space for washing machine, electric wall heater, wall mounted boiler, uPVC double glazed window and uPVC double glazed door out onto rear yard.

FIRST FLOOR LANDING

Radiator, ceiling light and loft access.

BEDROOM ONE

3.64 x 2.82 (11'11" x 9'3")

uPVC double glazed window, radiator and ceiling light.

BEDROOM TWO

3.54 x 2.77 (11'7" x 9'1")

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



BEDROOM THREE

2.78 x 1.67 (9'1" x 5'5")

uPVC double glazed window, radiator and ceiling light.

BATHROOM

2.40 x 2.12 (7'10" x 6'11")

uPVC double glazed frosted window, p-shaped bath with shower over, glass screen, extractor fan, ceiling light, hand basin, part tiled walls and radiator.

WC

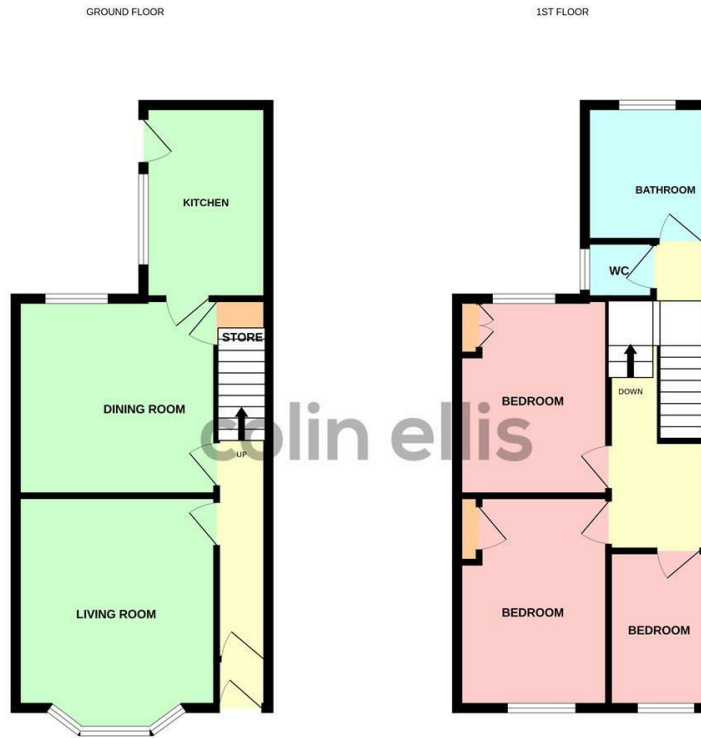
1.42 x 0.80 (4'7" x 2'7")

uPVC double glazed frosted window, ceiling light and WC.

OUTSIDE

To the rear is a south facing yard with gated access and storage cupboard.





Whilst every attempt has been made to ensure the accuracy of the figures 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.
Made with Metrexx ©2012

Highfield - 18635806
Council Tax Band - A
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		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

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