



Millfields Drive, Scarborough, YO13 0FL

*** £5,000 Allowance Towards Deposit***

Located within the highly desirable area of SCALBY is this MODERN, SEMI-DETACHED, family home. This well situated property is brought to the market in GOOD ORDER THROUGHOUT and benefits from TWO BEDROOMS, DOWNSTAIRS WC, LAWNED REAR GARDEN and OFF-STREET PARKING for TWO vehicles.

Guide Price £195,000

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DESCRIPTION

Briefly comprising of an entrance hall, downstairs w/c, lounge which features French doors onto the rear garden and a modern fitted kitchen with built in appliances. Upstairs there are two double bedrooms with fitted wardrobes and a family bathroom with three piece suite in white and has a shower over the bath.

Outside to the front is two parking spaces and side access to the rear garden with lawned area and patio area.

ENTRANCE HALL

Stairs to the first floor, single radiator and power points.

LOUNGE

4.0 x 3.6 (13'1" x 11'9")

Tv point, uPVC double glazed doors and power points.

KITCHEN

3.9 x 3.0 (12'9" x 9'10")

Base, wall and drawer units, wood worktop, integrated, oven, hob, fridge freezer, dishwasher and washing machine, extractor hood, sink/drain unit, mixer tap, uPVC double glazed window, double radiator and power points.

WC

Basin with pedestal, low flush wc, single radiator and extractor fan.

LANDING

Loft access and power points.

BEDROOM ONE

4.0 x 2.6 (13'1" x 8'6")

Fitted wardrobe, uPVC double glazed window and power points.



BEDROOM TWO

3.4 x 3.0 (11'1" x 9'10")

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

BATHROOM

2.0 x 1.9 (6'6" x 6'2")

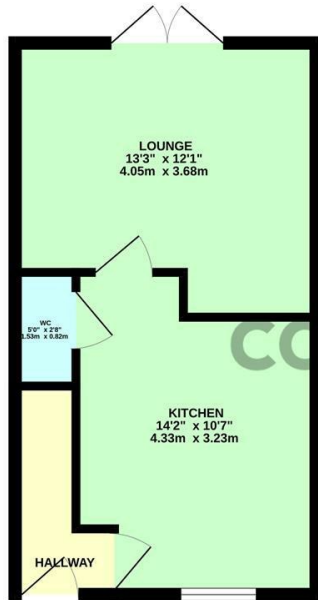
Panel bath, basin with pedestal, low flush wc, shower over bath, uPVC double glazed window and single radiator.

OUTSIDE

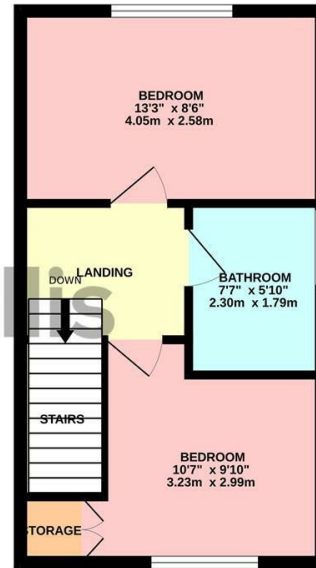
Outside to the front is two parking spaces and side access to the rear garden with lawned area and patio area.



GROUND FLOOR
322 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
322 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA - 645 sq.ft. (59.9 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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Millfields Drive - 18635219
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		97
(81-91) B	83	
(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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