



Westwood, Scarborough, YO11 2JD

Colin Ellis welcome to the market a FOUR BEDROOM property set within a QUIET location. This DETACHED house benefits from TWO reception rooms, UTILITY ROOM, downstairs w/c, TWO BATHROOMS, drive GARAGE and GARDENS. NO ONWARD CHAIN.

Offers Over £440,000

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FULL

Briefly comprising of an entrance hall, lounge, dining room, kitchen, utility room and a downstairs w/c. The first floor offers three bedrooms and a family bathroom. The second floor offers a further bedroom and a shower room.

Outside the front benefits from a low maintenance garden with a drive leading to a detached garage. The rear garden offers a patio and a garden.

Well located within the Westwood area of Scarborough the apartment offers excellent access to a wealth of amenities including local shops on Falsgrave shopping parade, two supermarkets, popular junior school, train station and Scarborough town centre itself.

ENTRANCE HALL

Door to front, uPVC double glazed window to rear, double radiator, power points and stairs to the first floor.

LOUNGE

4.4m x 3.6m (14'5" x 11'9")

uPVC double glazed window, double radiator and power points.

DINING ROOM

3.4m x 3.3m (11'1" x 10'9")

uPVC double glazed French doors leading outside, double radiator and power points.

KITCHEN

3.4m x 2.7m (11'1" x 8'10")

uPVC double glazed window, a range of wall and base units with wood worktop, tiled splash back, integrated oven, hob and extractor, integrated fridge, integrated dishwasher, sink and drainer unit with mixer tap, double radiator and power points.

UTILITY ROOM

2.3m x 2.3m (7'6" x 7'6")

Door to the side, range of wall and base units, tiled splash back, sink and drainer unit with mixer tap, double radiator and power points.



DOWNSTAIRS W/C

2.3m x 0.9m (7'6" x 2'11")

uPVC double glazed window, low level flush w/c, wash hand basin with pedestal and double radiator.

FIRST FLOOR LANDING

Stairs to second floor.

BEDROOM ONE

4.3m x 3.0m (14'1" x 9'10")

uPVC double glazed window, fitted wardrobes, double radiator and power points.

BEDROOM TWO

3.3m x 3.0m (10'9" x 9'10")

uPVC double glazed window, fitted wardrobe, double radiator and power points.

BEDROOM THREE

4.0m x 3.3m (13'1" x 10'9")

uPVC double glazed window, radiator and power points.

SECOND FLOOR LANDING

BATHROOM

3.8m x 2.3m (12'5" x 7'6")

Shower cubicle, low level flush w/c, velux window and a radiator.

BEDROOM

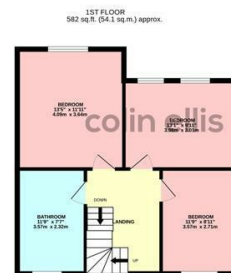
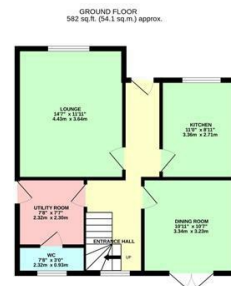
4.2m x 3.8m (13'9" x 12'5")

uPVC double glazed window, velux, radiator and power points.

OUTSIDE

The front of the property is a low maintenance garden which is well stocked. A drive also leads down the side of the property to the detached garage. The rear benefits from a patio and a rear garden.





TOTAL FLOOR AREA: 1430 sq.ft. (132.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan furnished 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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Westwood - 18502272
Council Tax Band -
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		
(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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