



Rowan Close, Scarborough, YO12 6NH

Colin Ellis welcome to the market a SEMI DETACHED house set in the NORTH SIDE of Scarborough. This THREE BEDROOM property is offered in GOOD CONDITION throughout. This home has been MODERNISED by the current owner. Benefiting from TWO RECEPTION ROOMS, three piece bathroom suite, parking, GARAGE and a REAR GARDEN.

Guide Price £179,950



DESCRIPTION

Briefly comprising of a porch, hallway, lounge with wood burner and double doors leading to garden, kitchen/diner with double doors and access to the garage. Upstairs there are three bedrooms and a family three piece bathroom suite. Outside the front benefits from parking and the rear offers a lawned garden and a patio.

Situated in the North of Scarborough it is within walking distance of all local amenities and transport links while having the benefit of being in the catchment area for many local schools along with being close to Scarborough Hospital.

PORCH

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

Single radiator and uPVC double glazed window.

ENTRANCE HALL

2.1 x 4.3 (6'10" x 14'1")

Coving, feature radiator, under stairs storage and power points.

LOUNGE

3.6 x 4.3 (11'9" x 14'1")

Coving, uPVC double glazed window, wood burner, double radiator and power points.

KITCHEN/DINER

5.4 x 3.6 (17'8" x 11'9")

Base, wall and drawer units, tiled splash back, integrated, oven hob and dishwasher, space for fridge and freezer, extractor hood, sink/drainer unit, mixer tap, uPVC double glazed window and door to rear, feature radiator and power points.

LANDING

Coving, uPVC double glazed window, loft access and power points.



BEDROOM ONE

4.1 x 3.3 (13'5" x 10'9")

Single radiator, uPVC double glazed window and power points.

BEDROOM TWO

3.6 x 3.3 (11'9" x 10'9")

Coving, single radiator, uPVC double glazed window and power points.

BATHROOM

2.0 x 1.8 (6'6" x 5'10")

Panel bath, basin with vanity, low flush wc, shower over bath, fully tiled and feature radiator.

BEDROOM THREE

3.2 x 2.1 (10'5" x 6'10")

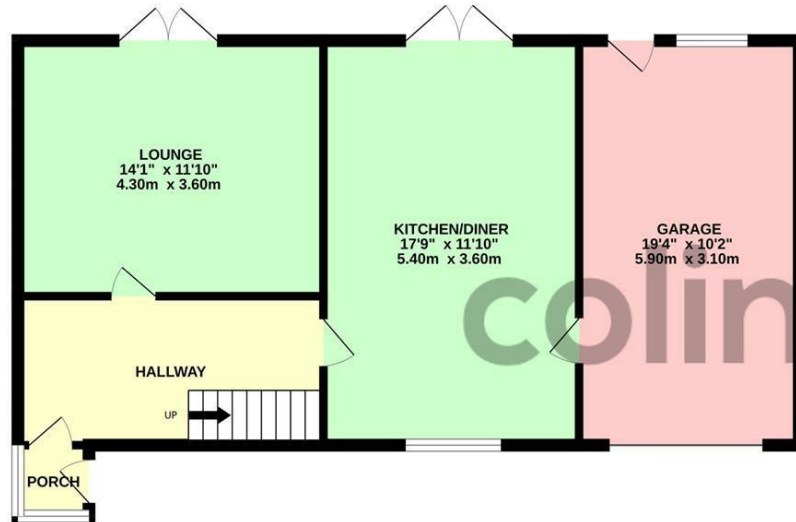
Coving, uPVC double glazed window, built in cupboard and power points.

OUTSIDE

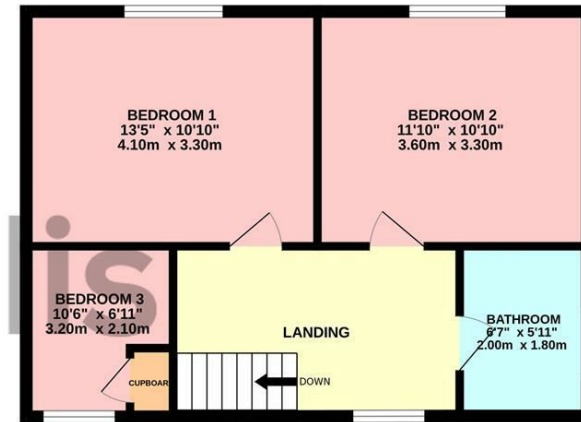
Parking, integrated garage with electric, up and over door and window and rear lawn.



GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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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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	

Rowan Close - 18640144

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.



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