



colin ellis

Hadrians Walk, Scarborough, YO12 4LG

Located on the well developed estate in Crossgates this THREE BEDROOM END TERRACE home is close to local shops and supermarkets as well as Seamer Train Station. The property benefits from REDECORATION and NEW CARPETS throughout as well as a great sized garden, a KITCHEN DINER and a PARKING SPACE. Offered to the market with NO ONWARD CHAIN this property is recommended for viewing.

Guide Price £205,000



ENTRANCE

Front door into entrance hall with radiator, ceiling light, coving and stairs to first floor.

WC

1.88 x 0.88 (6'2" x 2'10")

WC, hand basin, radiator, uPVC double glazed frosted window and ceiling light.

LIVING ROOM

4.52 x 3.94 (14'9" x 12'11")

uPVC double glazed window, radiator, electric fire, coving and two ceiling lights.

KITCHEN/DINER

4.96 x 2.84 (16'3" x 9'3")

Dining area with uPVC double french doors onto rear garden, radiator and ceiling light. Kitchen area with fitted kitchen with a range of cupboards and drawers, new built in oven, gas hob and extractor, space for fridge freezer, space for washing machine, inset ceiling spotlights, understairs storage cupboard and uPVC double glazed window.

FIRST FLOOR LANDING

uPVC double glazed window and ceiling light.

BEDROOM ONE

4.49 x 3.08 (14'8" x 10'1")

uPVC double glazed window, radiator and ceiling light.

BEDROOM TWO

3.06 x 2.96 (10'0" x 9'8")

uPVC double glazed window, ceiling light and radiator.



BEDROOM THREE

2.20 x 3.21 (7'2" x 10'6")

uPVC double glazed window, ceiling light, above stairs storage cupboard and radiator.

BATHROOM

1.94 x 1.80 (6'4" x 5'10")

Bath with newly fitted shower over, glass screen, WC, hand basin, uPVC double glazed frosted window, radiator, inset ceiling spotlights and extractor fan.

OUTSIDE

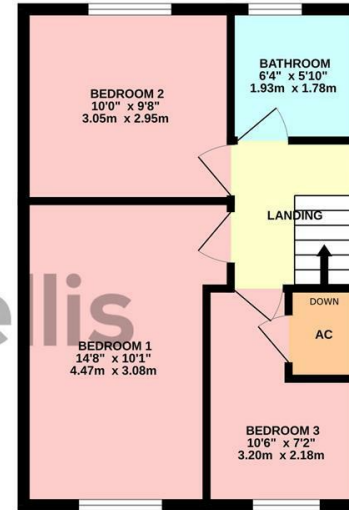
To the front is a parking space, lawn area with path leading to the front door and side access gate. To the rear is an enclosed lawned garden with patio area and garden shed.



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. 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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Hadrians Walk - 18632949
Council Tax Band - C
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		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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