



## Greylands Park Drive, Scarborough, YO12 6HU

Colin Ellis welcome to the market a WELL PRESENTED property set within the SOUGHT AFTER Northside location. This SEMI DETACHED property which has been modernized by the current owner, offers a modern kitchen/diner, BAY FRONTED lounge, TWO bedrooms, MODERN three piece bathroom suite, DRIVE, GARAGE and an ENCLOSED rear GARDEN.

Offers Over £190,000



## DESCRIPTION

Briefly comprising of an entrance hall, bay fronted lounge with inset electric fire, dual aspect kitchen with integrated appliances and a dining area. The first floor benefits from two bedrooms and a modern three piece bathroom suite. Outside the front offers and drive, garage and side access to the enclosed rear garden.

## ENTRANCE HALL

Feature radiator and uPVC double glazed door.

## LOUNGE

4.2 x 3.6 (13'9" x 11'9")

Electric fire, uPVC double glazed window and power points.

## KITCHEN/DINER

4.6 x 2.3 (15'1" x 7'6")

Base and drawer units, wood worktop, integrated electric oven and hob, fridge and freezer, space for washing machine, sink/drain unit, mixer tap, power points, uPVC double glazed window and feature radiator.

## LANDING

Feature radiator and uPVC double glazed window.

## BEDROOM ONE

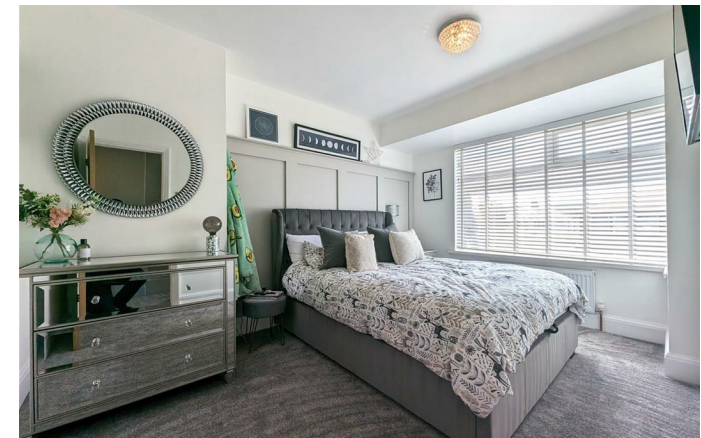
3.2 x 2.8 (10'5" x 9'2")

Double radiator, uPVC double glazed window and power points.

## BEDROOM TWO

2.9 x 2.7 (9'6" x 8'10")

Double radiator, uPVC double glazed window and power points.



## BATHROOM

1.7 x 1.6 (5'6" x 5'2")

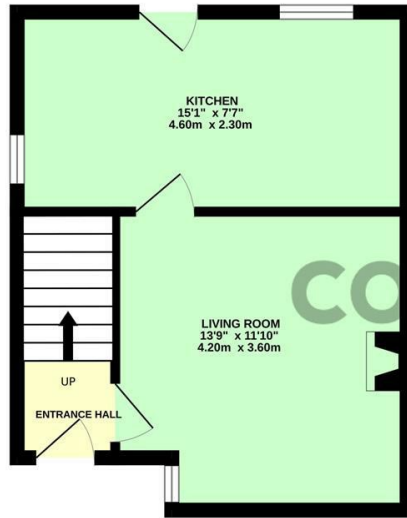
Panel bath, low flush wc, shower over bath, wall hung basin, uPVC double glazed frosted window and ladder radiator.

## OUTSIDE

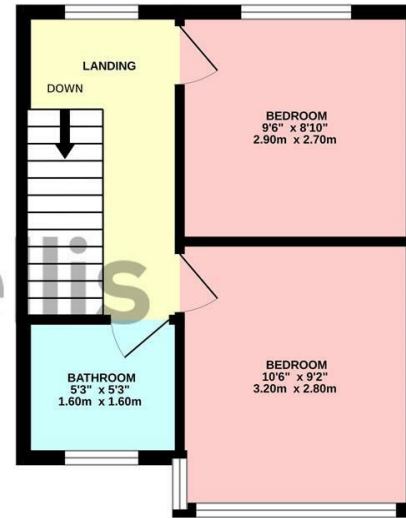
Front drive, rear lawn and decking and detached garage.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**Greylands Park Drive - 18631497**  
**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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