



colin ellis

Redfield Way, Scarborough, YO11 3FD

Located on this maturing development to the South of Scarborough this modern THREE BEDROOM SEMI DETACHED home is only a short distance from Cayton Bay beach. Split over THREE FLOORS the property benefits from a KITCHEN DINER, garden and a master suite with EN SUITE bathroom. The property has been fitted with SOLAR PANELS with battery storage, offering savings of around £1,000 per annum. With ample space throughout and in great condition this property is recommended for early viewing.

Guide Price £225,000



ENTRANCE

Composite front door into hallway with radiator, ceiling light and stairs to first floor.

WC

1.43 x 1.01 (4'8" x 3'3")

WC, hand basin, radiator, ceiling light and extractor fan.

KITCHEN DINER

4.18 x 3.51 (13'8" x 11'6")

Fitted kitchen with range of cupboards and drawers, integrated fridge freezer, washing machine, dishwasher, oven, gas hob and extractor fan, uPVC double glazed window, inset ceiling spotlights, ceiling light and radiator.

LIVING ROOM

4.48 x 3.48 (14'8" x 11'5")

French doors onto rear garden, inset ceiling spotlights, under stairs storage cupboard and radiator.

FIRST FLOOR LANDING

Radiator and inset ceiling spotlights.

BEDROOM TWO

4.48 x 2.90 (14'8" x 9'6")

uPVC double glazed window, radiator and ceiling light.

BEDROOM THREE

2.32 x 3.03 (7'7" x 9'11")

uPVC double glazed window, radiator and ceiling light.

BATHROOM

2.43 x 1.63 (7'11" x 5'4")

Bath with electric shower over, WC, hand basin, radiator, extractor fan, inset ceiling spotlights and part tiled walls.



OFFICE/DRESSING AREA

1.84 x 2.21 (6'0" x 7'3")

uPVC double glazed window, radiator, ceiling light and stairs to master bedroom.

BEDROOM ONE

5.89 x 4.51 (19'3" x 14'9")

uPVC double glazed window, two radiators and ceiling light.

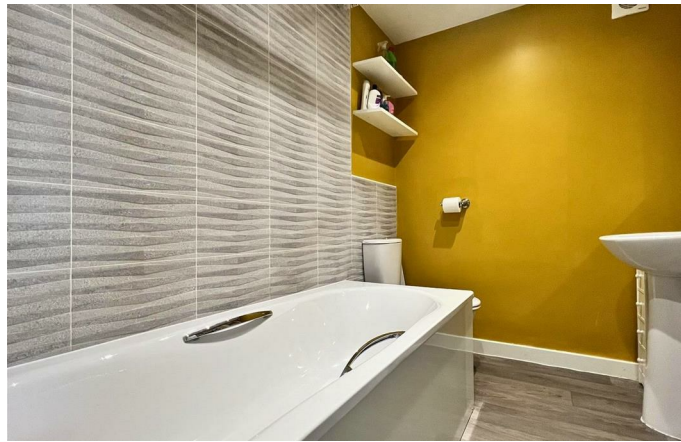
EN-SUITE

2.34 x 1.63 (7'8" x 5'4")

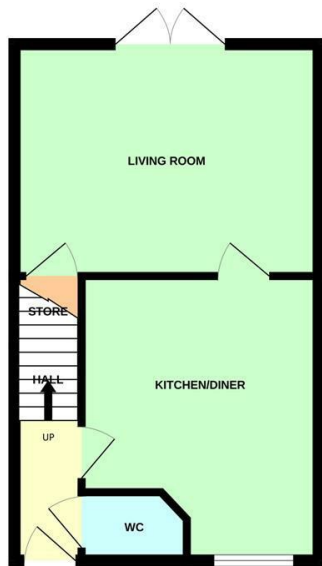
Walk in shower, WC, hand basin, radiator, eaves storage, part tiled walls, extractor fan, inset ceiling spotlights and sky light.

OUTSIDE

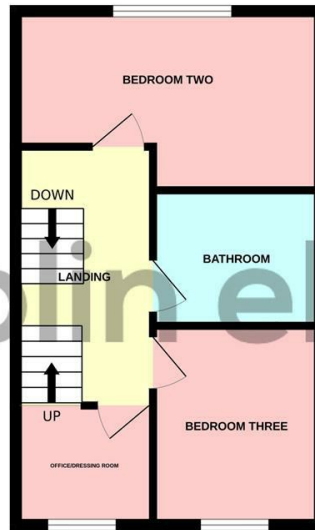
To the front is a garden with a path leading to the front door and to the side is a driveway leading to a single garage with electric door, power and light. To the rear is enclosed garden with lawn and decking area.



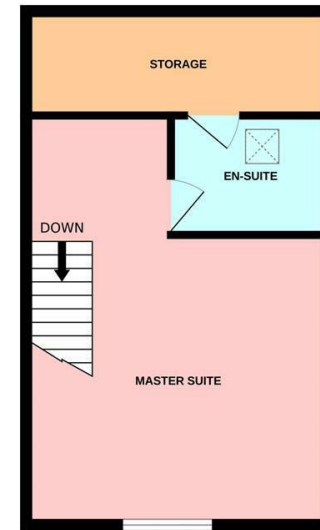
GROUND FLOOR



1ST FLOOR



2ND 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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Redfield Way - 18645320

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		95
(81-91) B	85	
(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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