



**Howgate Drive,
Scarborough, YO11 3FL**

Colin Ellis welcome to the market a THREE bedroom SEMI-DETACHED house. Benefiting from a MODERN kitchen/diner, downstairs WC, EN-SUITE to master bedroom, UNDERFLOOR HEATING, GARDEN and a GARAGE.

Guide Price £205,000

 3	 2
 1	 B

DESCRIPTION

Briefly comprising of an entrance hall with built in cupboards, downstairs WC, lounge leading to the kitchen/diner area which benefits from underfloor heating and doors leading out onto the garden. The first floor offers three bedrooms with built in cupboards, en-suite to the master bedroom and a family bathroom. Outside there is an enclosed garden with a patio area and gated access to the drive. There is a door leading into the garage which has power. There is also an additional two parking spaces.

This lovely home forms part of the sought after development known as Middle Deepdale with convenient access to a wealth of local amenities, shops, reputable schools for all ages, great transport links and is only 10 minutes from the sea. Viewings are recommend to appreciate all this property has to offer!

ENTRANCE HALL

Underfloor heating, two built in cupboards, under stairs storage, uPVC double glazed window and power points.

WC

1.6 x 1.2 (5'2" x 3'11")

Bain with pedestal, low flush wc, uPVC double glazed window and underfloor heating.

LOUNGE

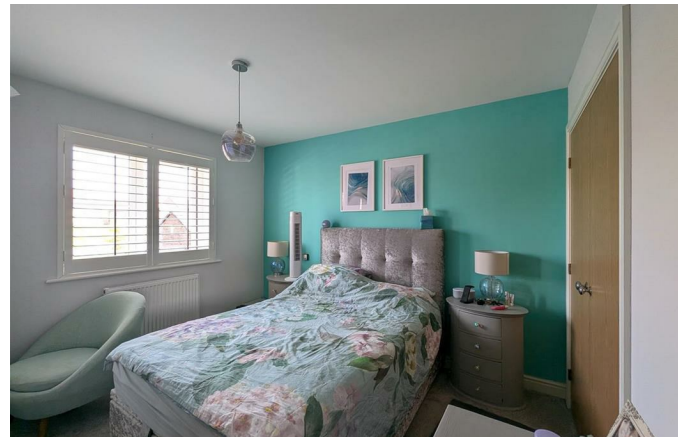
6.7 x 3.0 (21'11" x 9'10")

Underfloor heating, uPVC double glazed window and power points.

DINING

6.3 x 3.0 (20'8" x 9'10")

Underfloor heating, uPVC double glazed window and power points.



KITCHEN

6.3 x 3.0 (20'8" x 9'10")

Base, wall and drawer units, integrated oven and hob, fridge, freezer and dishwasher, space for washing machine, sink/drainer, mixer tap, underfloor heating, uPVC double glazed window and power points.

LANDING

Airing cupboard and power points.

BEDROOM ONE

3.3 x 2.5 (10'9" x 8'2")

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



EN-SUITE

1.7 x 1.2 (5'6" x 3'11")

Basin with pedestal and low flush wc.

BEDROOM TWO

3.6 x 2.7 (11'9" x 8'10")

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



BEDROOM THREE

Fitted wardrobe, uPVC double glazed window, single radiator and power points.

BATHROOM

2.5 x 1.6 (8'2" x 5'2")

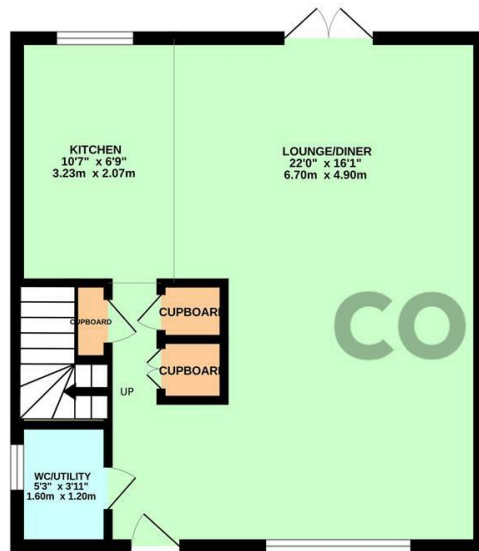
Panel bath, wall hung basin, low flush wc, uPVC double glazed window and tiled floor.

OUTSIDE

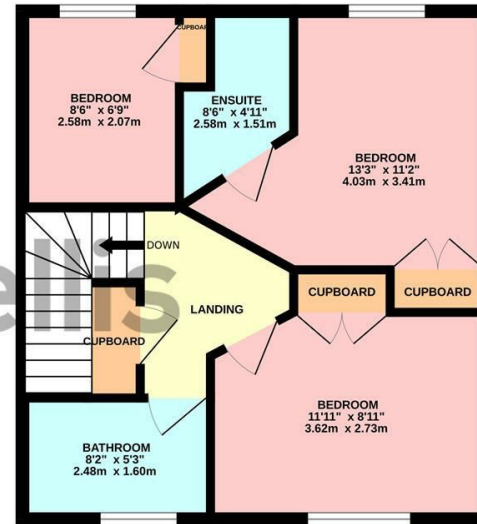
Gated and enclosed rear garden and patio and detached garage.



GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 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.
Made with Metropix ©2024

Howgate Drive - 18645649
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	82	
(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	



Tel: 01723 363565
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk