



colin ellis

Moor Lane, Scarborough, YO12 5SW

Colin Ellis welcome to the market a SEMI DETACHED HOUSE located in the POPULAR Newby area. This THREE bedroom property offers a KITCHEN/DINER, utility room, three piece bathroom suite, AMPLE PARKING, gardens and a SEA GLIMPSE.

Guide Price £210,000



DESCRIPTION

Briefly comprising of an entrance hall, lounge, kitchen/diner and a utility room on the ground floor. The first floor benefits from three bedrooms and a family bathroom.

Outside, the front offers ample parking and a garden which leads to a side and rear garden.

Situated north of Scarborough in the well regarded residential area of Newby/Scalby ideally positioned for a wide range of facilities and amenities including; supermarket, library, chemist, doctors surgery and dentist, North Cliff Golf Club tennis courts and walking cycling trails. In addition principal schools, including Scalby School, Yorkshire Coast College and Newby Primary School are close by together with Scarborough Hospital.

ENTRANCE HALL

Under stairs storage, single radiator, wooden front door and power points.

LOUNGE

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

DINER

Built in cupboard, wooden flooring, uPVC double glazed window and power points.

KITCHEN

Base, wall and drawer unit, tiled splash back, space for oven, hob, fridge and freezer, extractor hood, sink/drain unit, mixer tap, uPVC double glazed window, tiled floor and power points.

UTILITY

Space for washing machine and tumble dryer, tiled floor, uPVC double glazed window and power points.



LANDING

Loft access, uPVC double glazed window and power points.

BEDROOM ONE

Sea view, double radiator, uPVC double glazed window and power points.

BEDROOM TWO

Double radiator, uPVC double glazed window and power points.

BATHROOM

P-shaped bath, basin with vanity, low flush wc, power shower over bath, uPVC double glazed frosted window and tiled floor.

BEDROOM THREE

Double radiator, uPVC double glazed window and power points.

OUTSIDE

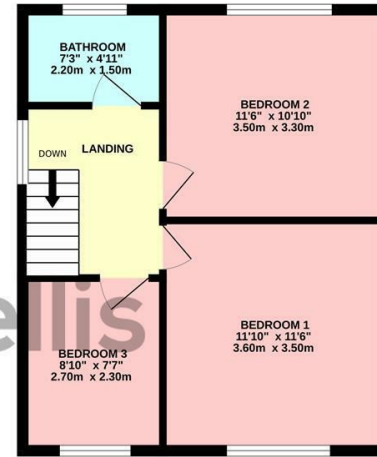
Rear garden and parking.



GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 879 sq.ft. (81.7 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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Moor Lane - 18651146
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		
(81-91) B		84
(69-80) C	70	
(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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