



colin ellis

**Redfield Way,
Scarborough, YO11 3FD**

Located on this modern development this THREE BEDROOM SEMI DETACHED family home comes with a KITCHEN DINER with INTEGRATED APPLIANCES and a lounge with French doors on to the rear garden. Upstairs there are TWO DOUBLE BEDROOMS with the main bedroom having great views, a SINGLE BEDROOM or HOME OFFICE and a family bathroom. Close to local amenities and with good transport connections, this property is recommended for early viewings.

Guide Price £185,000

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ENTRANCE

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

WC

1.39 x 0.98 (4'6" x 3'2")

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

KITCHEN/DINER

4.15 x 3.52 (13'7" x 11'6")

Fitted kitchen with range of cupboards and drawers, built in fridge freezer, slimline dishwasher, washing machine, oven, electric induction hob, extractor, uPVC double glazed window, two ceiling lights and radiator.

LIVING ROOM

4.49 x 3.51 (14'8" x 11'6")

French doors out onto rear patio, radiator, understairs storage cupboard and ceiling light.

FIRST FLOOR LANDING

Radiator, ceiling light and loft access (loft is partially boarded with drop ladder and lighting).

BEDROOM ONE

4.44 x 2.93 (14'6" x 9'7")

Two uPVC double glazed windows, radiator, fitted wardrobes, ceiling light and above stairs storage space.

BEDROOM TWO

3.0 x 2.56 (9'10" x 8'4")

Ceiling light, radiator and uPVC double glazed window.

BEDROOM THREE

2.04 x 1.84 (6'8" x 6'0")

Radiator, uPVC double glazed window and ceiling light.



BATHROOM

2.57 x 1.64 (8'5" x 5'4")

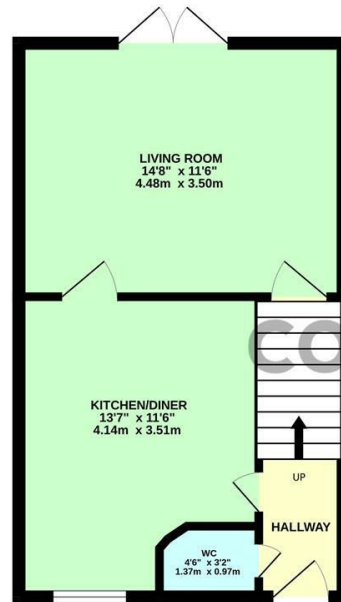
Bath with shower over, WC, hand basin with vanity unit, radiator, uPVC double glazed frosted window, extractor fan, ceiling light and shaver socket.

OUTSIDE

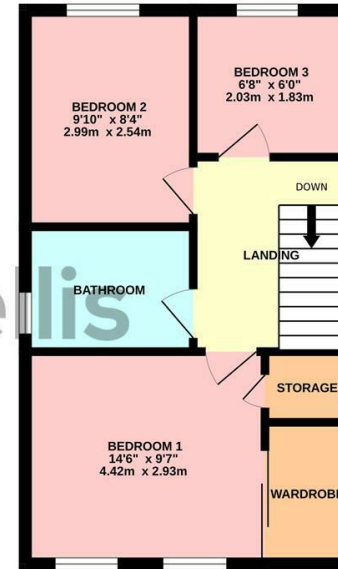
To the rear is a patio area, lawn and shed. To the front is two parking spaces. There is also outdoor sockets and an outdoor tap at the front.



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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Redfield Way - 18651331
Council Tax Band - B
Tenure - Freehold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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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