



colin ellis

**Estill Close,
Scarborough, YO11 3TA**

Colin Ellis welcome to the market a RECENTLY MODERNISED BUNGALOW located in a CUL-DE-SAC. This SEMI DETACHED property benefits from TWO bedrooms, a NEW kitchen, NEW bathroom, drive GARAGE and GARDENS. No onward chain.

Guide Price £210,000



DESCRIPTION

Briefly comprising of a porch leading to an entrance hall, lounge, kitchen, two double bedrooms and a three piece bathroom. Outside the front offer a low maintenance garden, drive leading to a detached garage and a rear garden.

Being situated in the highly desired village location of Cayton on the outskirts of Scarborough you have access to a wealth of local amenities including two convenience stores, post office, popular junior school and secondary school.

PORCH AND ENTRANCE HALL

Built in cupboard, uPVC double glazed window and door, single radiator and power points

LOUNGE

5.1 x 3.3 (16'8" x 10'9")

Double radiator, uPVC double glazed window and power points.

KITCHEN

3.1 x 2.5 (10'2" x 8'2")

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

BEDROOM ONE

3.8 x 3.3 (12'5" x 10'9")

Single radiator, uPVC double glazed window and power points.

SHOWER ROOM

2.1 x 2.0 (6'10" x 6'6")

Basin with vanity, low flush wc, power shower with rainfall shower head, uPVC double glazed frosted window and ladder radiator.



BEDROOM TWO

3.1 x 2.6 (10'2" x 8'6")

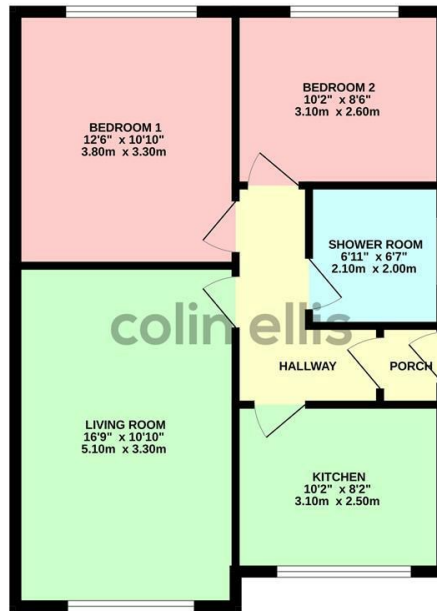
Single radiator and uPVC double glazed window.

OUTSIDE

Detached garage with up and over door, driveway and rear lawn and patio.



GROUND FLOOR
596 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 596 sq.ft. (55.3 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, carpets and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency can be given.
Made with: MetreX 2.0021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Estill Close - 18657400
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.



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