



Dale Edge, Scarborough, YO11 3EP

Colin Ellis welcome to the market an EXTENDED SEMI DETACHED property set on a CORNER PLOT. This THREE bedroom property benefits from THREE reception rooms, a family bathroom, PARKING, OUTHOUSES, FRONT, SIDE and REAR GARDENS. NO ONWARD CHAIN.

Guide Price £145,000



FULL

Briefly comprising of an entrance hall, lounge, kitchen and a dining room onto a sun room. The first floor benefits from three bedrooms and a family bathroom. Outside the gardens wrap around the property and benefit from a low maintenance rear garden with a patio and a pond. The side offers a vegetable plot and a parking space and the front offers an enclosed garden.

HALLWAY

Upvc double glazed door, power points, radiator and stairs to the first floor landing.

LOUNGE

4.2m x 3.3m (13'9" x 10'9")

Upvc double glazed window, radiator and power points.

KITCHEN

3.3m x 2.9m (10'9" x 9'6")

Upvc double glazed window, door to outhouses, a range of wall and base units with a wood worktop and tiled splash back, space for an oven and hob, space for a fridge/freezer, space for a washing machine, sink and drainer unit with a mixer tap, radiator and power points.

DINING ROOM

3.3m x 3.2m (10'9" x 10'5")

Radiator and power points.

SUN ROOM

2.9m x 2.4m (9'6" x 7'10")

Upvc double glazed window, Upvc double glazed doors, radiator and power points.

FIRST FLOOR LANDING

Upvc double glazed window, double radiator and power points.



BEDROOM ONE

4.1m x 3.6m (13'5" x 11'9")

Upvc double glazed window, built in cupboard, radiator and power points.

BEDROOM TWO

3.4m x 3.1m (11'1" x 10'2")

Upvc double glazed window, built in cupboard, radiator and power points.

BEDROOM THREE

2.8m x 2.2m (9'2" x 7'2")

Upvc double glazed window, radiator and power points.

BATHROOM

2.0m x 1.6m (6'6" x 5'2")

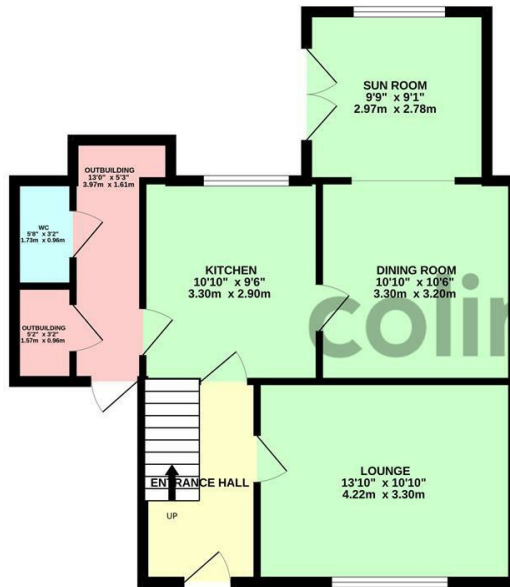
Upvc double glazed window, panel bath with shower over, wash hand basin with pedestal, low level flush w/c and a double radiator.

OUTSIDE

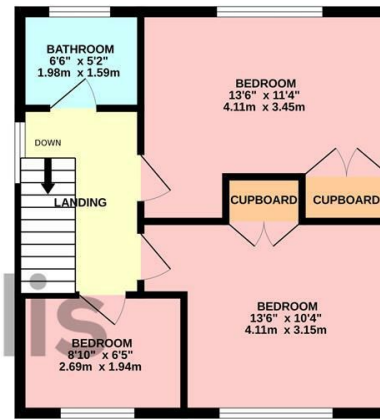
There is an enclosed gated lawned front garden with access to the parking space. The side and rear gardens have been well stocked over the years and benefit from a vegetable plot and a patio area.



GROUND FLOOR
609 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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.
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Dale Edge - 18660045
Council Tax Band - A
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		86
(81-91) B		
(69-80) C	72	
(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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