

Hovingham Drive, Scarborough, YO12 5DT

Colin Ellis welcome to the market an EXTENDED SEMI DETACHED house located in a SOUGHT AFTER area. This THREE bedroom property benefits from TWO reception rooms, downstairs w/c, drive GARAGE and gardens.

Offers In The Region Of £240,000



FULL

Briefly comprising of a porch leading to lounge, kitchen, dining room and a downstairs w/c. The first floor offers three bedrooms and a three piece bathroom suite. Outside the front benefits from a garden and drive leading to the garage and access to the rear enclosed garden.

PORCH

1.2m x 1.0m (3'11" x 3'3")

Upvc double glazed window and door and power points.

LOUNGE

4.4m x 4.3m (14'5" x 14'1")

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

DINING ROOM

2.8m x 2.7m (9'2" x 8'10")

Upvc double glazed window, Upvc double glazed doors to the rear, radiator and power points.

KITCHEN

4.4m x 2.7m (14'5" x 8'10")

Upvc double glazed window, a range of wall and base units with a tiled splash back, integrated oven and hob, integrated dishwasher, sink and drainer unit and power points.

DOWNSTAIRS W/C

1.5m x 1.1 (4'11" x 3'7")

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

LANDING

Loft access and power points.



BEDROOM ONE

4.2m x 2.5m (13'9" x 8'2")

Upvc double glazed window, radiator and power points.

BEDROOM TWO

3.0m x 2.6m (9'10" x 8'6")

Upvc double glazed window radiator and power points.

BEDROOM THREE

3.1m x 1.8m (10'2" x 5'10")

Upvc double glazed window, radiator and power points.

BATHROOM

1.8m x 1.7m (5'10" x 5'6")

Three piece bathroom suite comprising of a walk in shower cubicle with electric shower unit, low level flush w/c, wash hand basin with vanity unit, upvc double glazed window and a ladder radiator.

OUTSIDE

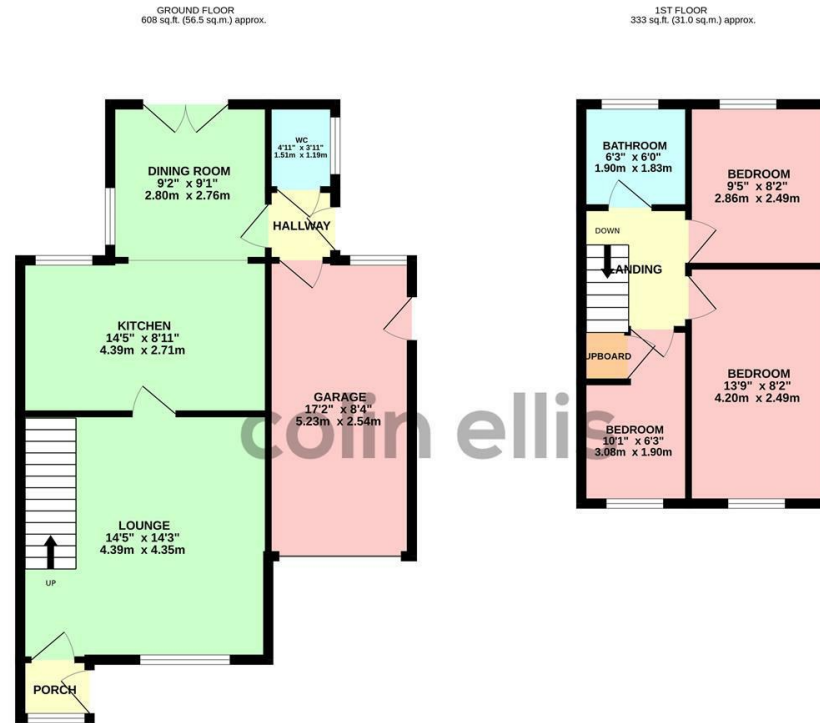
Drive and lawned garden to the front with access to the rear garden and garage. There is also an enclosed rear garden.

GARAGE

5.2m x 2.5m (17'0" x 8'2")

Window to the rear aspect and door to the side.





TOTAL FLOOR AREA: 942 sq.ft. (87.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Hovingham Drive - 18658440
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.



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

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