



Prospect Crescent, Scarborough, YO12 6ES

Located walking distance to Scarborough town centre and close to the hospital this much loved semi detached home is offered to the market in great condition throughout. Having views over Woodlands Ravine this family home offers and OPEN PLAN LOUNGE DINER, a garden to the rear side and front as well as OFF STREET PARKING and an occasional loft room with dressing room. Set in this popular location, early viewing is recommended.

Guide Price £190,000



PORCH/ENTRANCE HALL

Coving, plumbing for washing machine, radiator and power points.

KITCHEN

5.83 x 2.10 (19'1" x 6'10")

Base, wall and drawer units, space for cooker, integrated dishwasher and fridge, extractor hood, sink/drain unit, radiator, uPVC double glazed window and door to side, stairs to first floor and under stairs storage.

DINING/LIVING ROOM

8.01 x 3.79 (26'3" x 12'5")

Coving, uPVC double glazed bay window, french doors to garden and power points.

LANDING

Dado rail and ceiling light.

BEDROOM ONE

2.70 x 3.31 (8'10" x 10'10")

Radiator, ceiling light, uPVC double glazed window and power points.

DRESSING ROOM

3.28 x 1.53 (10'9" x 5'0")

Coving, ceiling light, power points and ladder up to occasional room.

OCCASIONAL ROOM

3.26 x 2.86 (10'8" x 9'4")

Inset ceiling spotlights, radiator, power points and sky light.

BATHROOM

Shower over bath, wc, hand basin and uPVC double glazed frosted window.



BEDROOM TWO

3.33 x 2.44 (10'11" x 8'0")

Inset ceiling spotlight, uPVC double glazed window, radiator and power points.

BEDROOM THREE

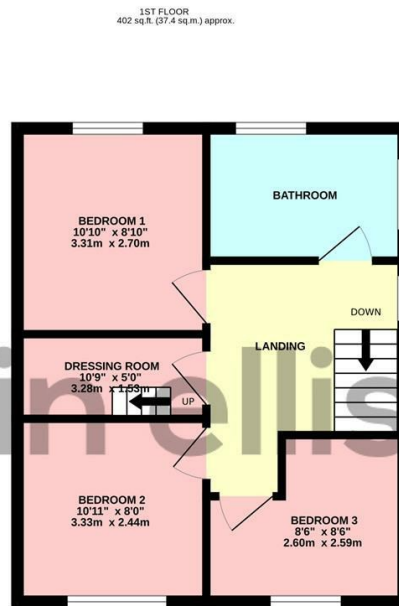
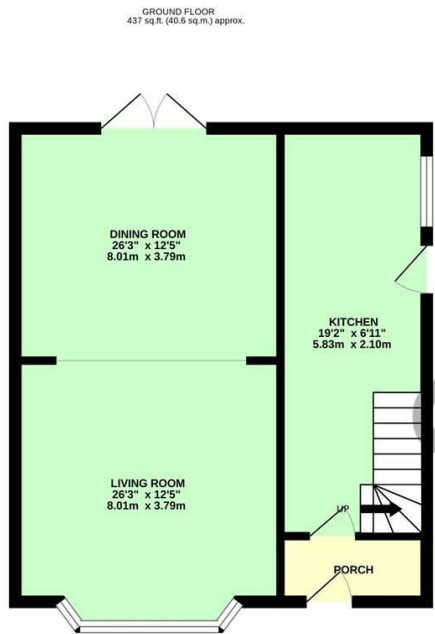
2.60 x 2.59 (8'6" x 8'5")

Ceiling light, radiator and uPVC double glazed window.

OUTSIDE

Front and rear garden, patio space, parking space at front of property, outside storage and side gated access.





TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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Prospect Crescent - 18656194

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		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Tel: 01723 363565

E-mail: info@colinellis.co.uk

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