



colin ellis

**Meadow Drive,
Scarborough, YO13 9EZ**

Colin Ellis welcome to the market a SEMI DETACHED bungalow set within the DESIRABLE village of East Ayton. This THREE bedroom property which has the added benefit of cavity wall insulation, offers a kitchen/diner, lounge, conservatory and a wet-room. Set on a CORNER PLOT this property offers wrap around gardens, rear garden, drive and a detached garage.

Guide Price £220,000



DESCRIPTION

Briefly comprising of a kitchen/diner with access to the conservatory, lounge, three bedrooms and a wet room. Outside there is a front, side and rear gardens, drive and a garage.

The property is well located in the popular village of East Ayton to the West of Scarborough with a wealth of amenities in the village including a public house, popular school, library, Petrol station, convenience store, chemist plus the property is near a regular bus route into Scarborough and the location provides superb access to the A64 (York) and A170 (Pickering).

ENTRANCE HALL

Double radiator and power point.

LOUNGE

3.9 x 3.4 (12'9" x 11'1")

Feature fireplace, double radiator, uPVC double glazed window and power points.

KITCHEN

3.6 x 3.0 (11'9" x 9'10")

Base, wall and drawer units, tiled splash back, space for oven, hob, fridge and freezer, sink/drainers unit, mixer tap, double radiator, uPVC double glazed window and single glazed window, and power points.

CONSERVATORY

3.0 x 1.8 (9'10" x 5'10")

Double glazed door and windows, sink/drainers unit, drawer units, worktop, space for fridge freezer, plumbed for washing machine, tumble dryer and power points.



HALLWAY

Drop down ladder to loft with lights and carpeted storage space, double radiator, and power point.

BEDROOM ONE

3.4 x 3.3 (11'1" x 10'9")

Double radiator, uPVC double glazed window, fitted wardrobes, drawer units and power points.

BEDROOM TWO

3.6 x 3.0 (11'9" x 9'10")

Single radiator, uPVC double glazed dual aspect windows and power points.

BEDROOM THREE

3.6 x 2.2 (11'9" x 7'2")

Single radiator, uPVC double glazed window and power points.

WET ROOM

2.1 x 1.4 (6'10" x 4'7")

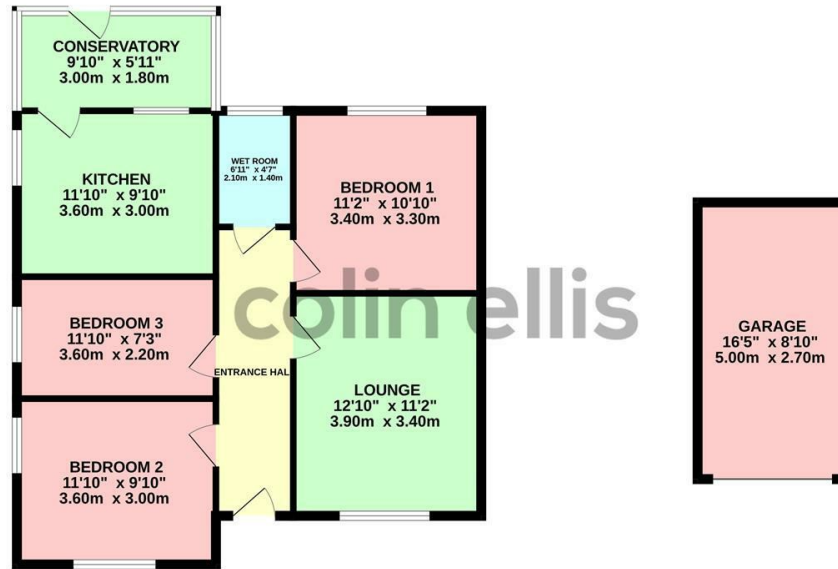
Heated towel rail, extractor fan, fan heater, basin with vanity, shower, low flush wc, and uPVC double glazed window.

OUTSIDE

Wrap around garden, parking for two vehicles and detached garage.



GROUND FLOOR
911 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA - 911 sq.ft. (84.6 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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Meadow Drive - 18667873

Council Tax Band - C

Tenure - Freehold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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