



colin ellis

## Star Carr Road, Scarborough, YO11 3DZ

£5,000 allowance towards deposit. Colin Ellis welcome to the market a THREE bedroom property in the SOUGHT after village of CAYTON. Offering lounge/diner, DOWNSTAIRS WC, INTEGRATED kitchen and a MODERN BATHROOM. There is also PARKING and an ENCLOSED REAR garden.

Guide Price £185,000





Briefly comprising of an entrance hall, lounge/diner with double doors opening to the rear garden, integrated kitchen and a downstairs WC. The first floor offers three bedrooms and a family three piece bathroom suite.

To the rear of the property is an enclosed gated rear garden that leads to a parking space for two cars.

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, two public houses and an eating and drinking establishment. A little further away is Seamer train station and in close proximity of major employers and industrial estates making it a perfect place for commuting to work. This lovely home is well suited to a multitude of buyers and internal viewing is highly recommended.

### **ENTRANCE HALL**

*3.2 x 1.0 (10'5" x 3'3")*

uPVC double glazed window, radiator and stairs to first floor.

### **LOUNGE**

*5.8 x 4.1 (19'0" x 13'5")*

uPVC double glazed window, radiator and understairs storage.

### **KITCHEN**

*3.2 x 2.0 (10'5" x 6'6")*

Fitted kitchen with range of base, wall and drawer units, integrated electric oven, integrated gas hob, integrated fridge freezer, space for washing machine, sink with drainer unit and mixer tap and uPVC double glazed window.





## WC

1.7 x 0.8 (5'6" x 2'7")

Hand basin, WC and radiator.

## FIRST FLOOR LANDING

Radiator and loft access.

## BEDROOM ONE

4.1 x 2.8 (13'5" x 9'2")

Two uPVC double glazed windows, radiator and built in cupboard.

## BEDROOM TWO

2.9 x 2.3 (9'6" x 7'6")

uPVC double glazed window and radiator.

## BEDROOM THREE

2.8 x 1.7 (9'2" x 5'6")

uPVC double glazed window and radiator.

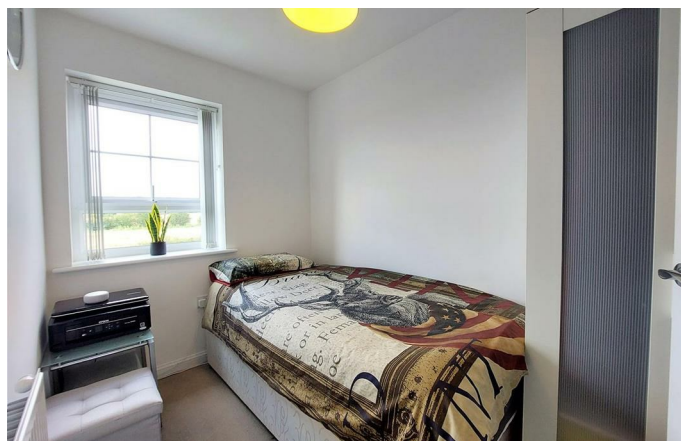
## BATHROOM

2.1 x 1.7 (6'10" x 5'6")

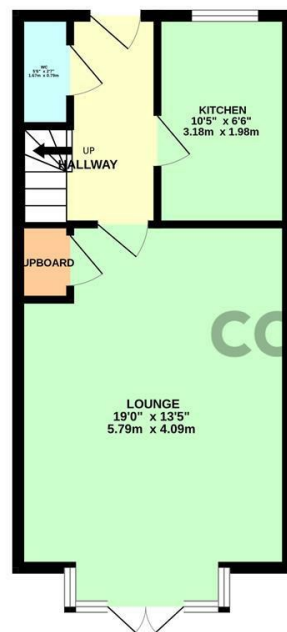
Bath with shower over, WC, hand basin and radiator.

## OUTSIDE

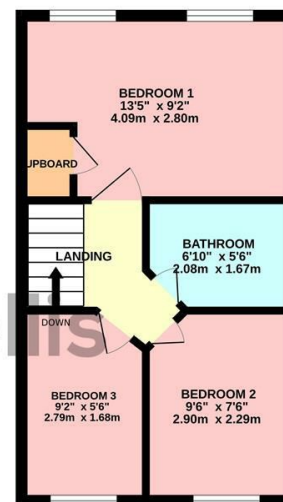
To the rear is a low maintenance garden with patio and rear access gate leading to a parking space for two cars.



GROUND FLOOR



1ST FLOOR



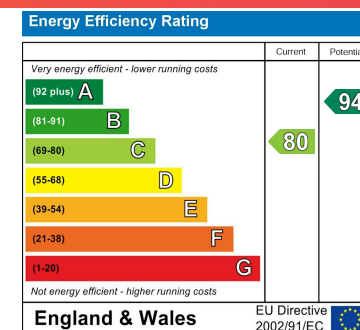
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**Star Carr Road - 18381378**

**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.



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