

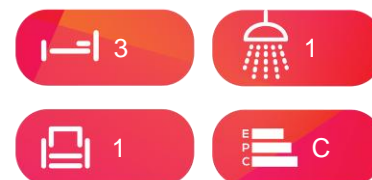


colin ellis

Valley Road
Scarborough, YO11 2LU

In IMMACULATE order throughout this three bedroom SEMI-DETACHED family home has a LARGE OPEN PLAN KITCHEN/ DINER and a living room with a LOG BURNER. This well loved family home has THREE DOUBLE BEDROOMS as well as a MODERN BATHROOM and a wrap around garden with a decking area. Only a five minute walk to the SOUTH BAY BEACH the property is ideally located for local shops, restaurants and Scarborough town centre. Viewing is highly recommended.

Guide Price £260,000





ENTRANCE HALLWAY

Composite front door leading to hallway with inset ceiling spotlights, radiator, understairs cupboard and stairs to first floor.

LIVING ROOM

15' 0" x 10' 10" (4.58m x 3.31m)

uPVC double glazed bay window, inset ceiling spotlights, log burner, radiator and glazed door to hallway.

KITCHEN/DINER

19' 10" x 14' 8" (6.05m x 4.48m)

Dining area with uPVC double glazed French doors onto garden, inset ceiling spotlights, radiator and opening into kitchen. Modern kitchen with two uPVC double glazed windows, part tiled walls, built in oven, electric hob, extractor, built in dishwasher, built in washing machine, space for tumble drier, built in fridge, composite sink, inset ceiling spotlights, wall mounted boiler and door to hallway.

FIRST FLOOR LANDING

uPVC double glazed window, inset ceiling spotlights, loft access via loft ladder and fully boarded.



BEDROOM ONE

15' 1" x 10' 11" (4.60m x 3.34m)

uPVC double glazed bay window, inset ceiling spotlights, radiator and door to landing.

BEDROOM TWO

11' 10" x 10' 11" (3.62m x 3.33m)

uPVC double glazed window, radiator, inset ceiling spotlights and door to landing.



BEDROOM THREE

12' 9" x 8' 5" (3.89m x 2.58m)

uPVC double glazed window, inset ceiling spotlights, radiator and door to landing.

BATHROOM

8' 3" x 9' 1" (2.53m x 2.77m)

Bath, hand basin, WC, separate shower, part tiled walls, heated towel rail/warmer, inset ceiling spotlights, extractor fan, uPVC double glazed frosted window and door to landing.

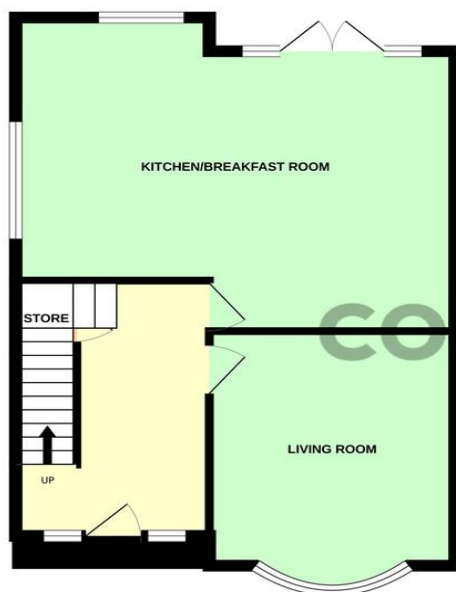


OUTSIDE

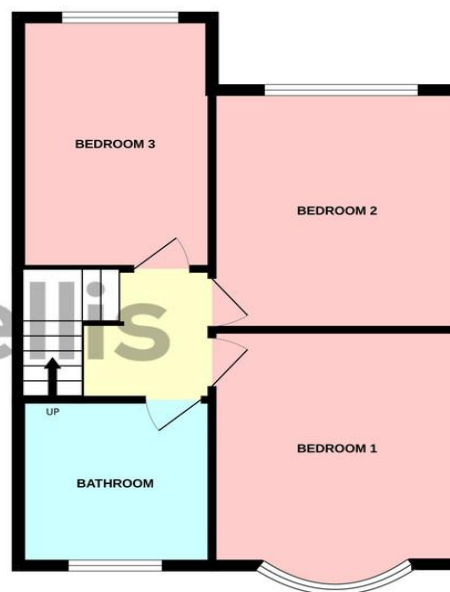
To the front is a lawned garden and path leading to front door with decking extending down the side of the property. To the rear a patio area and steps leading to a lawned garden and rear access gate.



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

Valley Road - Reference Number: 12381

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		



Tel: 01723 363565

E-mail: info@colinellis.co.uk

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