

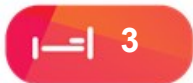


colin ellis

Harley Street, Scarborough, YO12 5PY

Located on a cul de sac this spacious THREE BEDROOM SEMI DETACHED home is in great order throughout and comes with NO ONWARD CHAIN. With two double bedrooms, a MODERN BATHROOM & KITCHEN and outdoor space it would make a great family home or good for FIRST TIME BUYERS. Harley Street is located close to Falsgrave and all the great amenities. Viewing is highly recommended.

Guide Price £190,000



VESTIBULE

uPVC double glazed composite front door into vestibule with wall mounted boiler and door into entrance hall.

ENTRANCE HALL

Stairs to first floor, radiator, ceiling light and under stairs cupboard with window.

LIVING ROOM

4.28 x 3.43 (14'0" x 11'3")

uPVC double glazed bay window, radiator, gas burner, ceiling light and coving.

DINING ROOM

4.42 x 3.31 (14'6" x 10'10")

Coving, ceiling light, radiator and uPVC double glazed window.

KITCHEN

3.30 x 1.89 (10'9" x 6'2")

Fitted kitchen with range of cupboards and drawers, built in oven, hob and extractor, composite sink, space for washing machine, space for fridge freezer, radiator, uPVC double glazed window, inset ceiling spotlights and door to rear yard.

FIRST FLOOR LANDING

uPVC double glazed window, ceiling light and loft access.

BEDROOM ONE

4.33 x 3.44 (14'2" x 11'3")

uPVC double glazed bay window, ceiling light and radiator.

BEDROOM TWO

4.42 x 3.10 (14'6" x 10'2")

uPVC double glazed window, coving, ceiling light, radiator and alcove storage cupboard.



BEDROOM THREE

2.29 x 2.33 (7'6" x 7'7")

uPVC double glazed window, radiator and ceiling light.

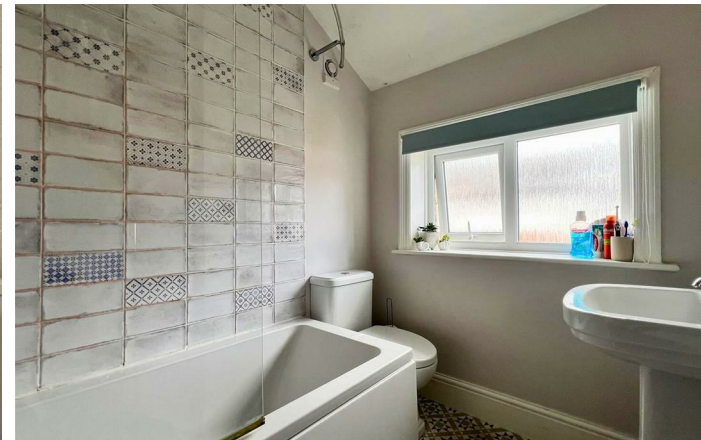
BATHROOM

1.77 x 2.03 (5'9" x 6'7")

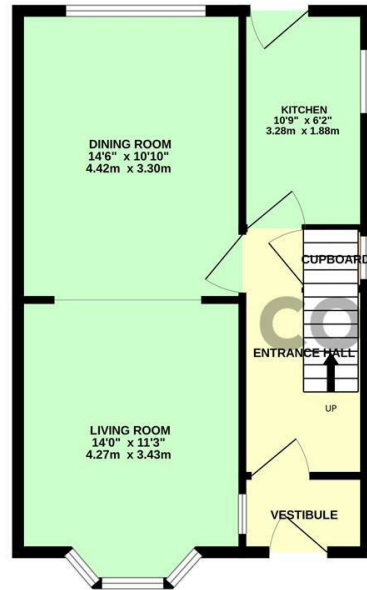
uPVC double glazed frosted window, WC, bath with shower over, part tiled walls, hand basin, heated towel rail/radiator, ceiling light and extractor fan.

OUTSIDE

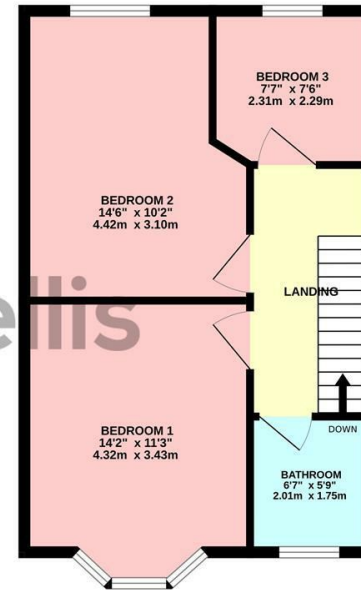
To the front is a courtyard entrance and to the rear is a patio area and side access.



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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Harley Street - 18634466
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		
(81-91) B		80
(69-80) C		
(55-68) D	57	
(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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