



colin ellis

Centurion Way, Scarborough, YO12 4LE

This well presented TWO BEDROOM HOUSE is offered to the market with a PRIVATE GARDEN, OFF ROAD PARKING and KITCHEN DINER. Situated in the popular CROSSGATES area the property is well placed for local schools, shops and bars as well as being close to the A64 for connections out of Scarborough.

Guide Price £175,000



ENTRANCE HALL

Front door leading to entrance hall with radiator, ceiling light and door to living room.

LIVING ROOM

4.62 x 3.65 (15'2" x 12'0")

Living room with uPVC double glazed window, radiator, under stairs storage, fireplace with surround and electric fire, coving, two ceiling lights and door to inner hallway.

INNER HALLWAY

Inner hallway with coving, ceiling light and stairs to first floor.

DOWNSTAIRS WC

1.39 x 1.22 (4'7" x 4'0")

WC with hand basin, part tiled walls, ceiling light, extractor fan radiator and door to inner hall.

KITCHEN/DINER

3.63 x 2.66 (11'11" x 8'9")

uPVC French doors out onto the rear garden, uPVC double glazed window, fitted kitchen with beech effect cabinets and drawers, worktop, part tiled walls, built in double oven, electric hob and extractor, fridge freezer, space for washing machine, stainless steel sink, wall mounted boiler, radiator, ceiling spotlights, tiled floor and door to inner hall.

LANDING

Stairs to first floor landing with radiator, ceiling light, loft access and airing cupboard.

BEDROOM ONE

3.65 x 3.26 (12'0" x 10'8")

Double bedroom with uPVC double glazed window, radiator, ceiling spotlights and door to landing.



BEDROOM TWO

3.65 x 3.13 (12'0" x 10'3")

Double bedroom with uPVC double glazed window, radiator, ceiling spotlights and door to landing.

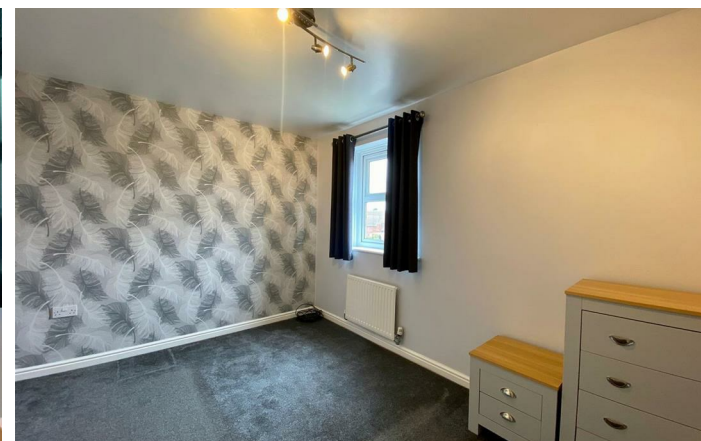
BATHROOM

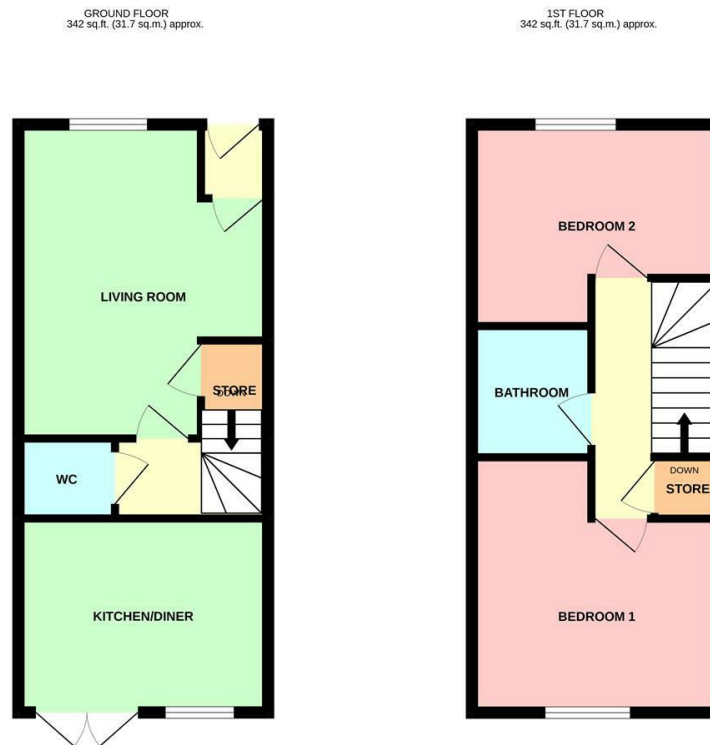
1.94 x 1.76 (6'4" x 5'9")

Bath with shower over, hand basin, WC, radiator, inset ceiling spotlights, extractor, uPVC double glazed frosted window, part tiled walls shower curtain, shaver socket and door to landing.

OUTSIDE

To the front is a lawned garden with mature tree and pathway leading to the front door. At the rear is an enclosed garden with lawn, patio area, mature planting and shed. The property also has off road parking for two cars.

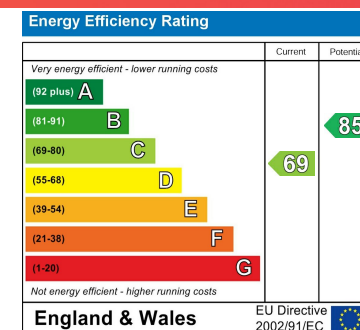




TOTAL FLOOR AREA: 683 sq.ft. (63.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

Made with Metaplan ©2021



Centurion Way - 18008709
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.



Tel: 01723 363565
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk